



Whines Lane, Over
CB24 5PT

Pocock + Shaw

1 Whines Lane
Over
Cambridge
Cambridgeshire
CB24 5PT

A traditionally constructed detached family home in a lovely small cul de sac position with good sized front and rear gardens, ample parking and garage with car port. Offered in very good order through out with the addition of a conservatory to the rear.

- Reception hall with cloaks WC
- Sitting room
- Dining room
- Kitchen breakfast room
- Four bedrooms
- Family shower room
- Single garage and car port
- Front and rear gardens

Offers in region of £520,000



Built in 1972, a well proportioned and presented detached four bedroom home in a lovely residential no-through road close to the village centre and primary school.

With good sized front and rear gardens, ample parking with convenient car port and garage.

Glazed entrance door with side panel to

Reception hall Stairs rising to the first floor, cupboard beneath, radiator.

Sitting room 18'0" x 12'5" (5.49 m x 3.78 m) Bay window to the front, two radiators, coved cornice, opening to:

Dining room 10'4" x 10'3" (3.15 m x 3.12 m) Double radiator, coved cornice, double sliding patio doors to :

Conservatory 10'5" x 9'7" (3.17 m x 2.92 m) Sealed unit double glazed windows to the side and rear, double radiator, and French doors opening to the rear garden.

Kitchen breakfast room 10'2" x 11'3" (3.11 m x 3.45 m) Well fitted range of oak fronted units with work surface, inset one and a quarter bowl composite sink unit with mixer tap, range of base units. Four burner ceramic hob with matching single oven, space and plumbing for washing machine, matching wall mounted cupboards, window to the rear, radiator, door to:

Side lobby Door to car port, double doors to pantry. Door to:

Cloaks WC Wall mounted wash basin, close coupled WC part tiled ceramic splashback, window to the rear.

First floor landing Window to the side, single cupboard housing gas fired heating boiler.

Bedroom one 11'4" x 10'5" (3.45 m x 3.17 m) Window to the front, radiator coved cornice and double fitted cupboard.

Bedroom two 11'5" x 9'9" (3.48 m x 2.97 m) Window to the front, radiator coved cornice and single fitted cupboard.

Bedroom three 10'3" x 8'1" (3.12 m x 2.46 m) Window to the rear, radiator coved cornice and single fitted cupboard.

Bedroom four 8'5" x 7'1" (2.57 m x 2.16 m) Window to the rear, radiator coved cornice.

Shower room Vanity wash basin, enclosed cistern WC, and large walk in shower unit. Ceramic tiling to the walls, radiator, window to the rear.

Outside To the front, there is a large gravelled driveway providing off road parking for several vehicles, flower and shrub borders, gated pedestrian side access.

Car port 19'2" x 10'10" (5.84 m x 3.30 m) Access to the rear garden, vehicular access to:

Single garage Power and light connected.

Rear garden A good sized garden with large main lawn area, flower and shrub borders, path and patio area. Cold water tap, fencing to the side and rear boundaries.

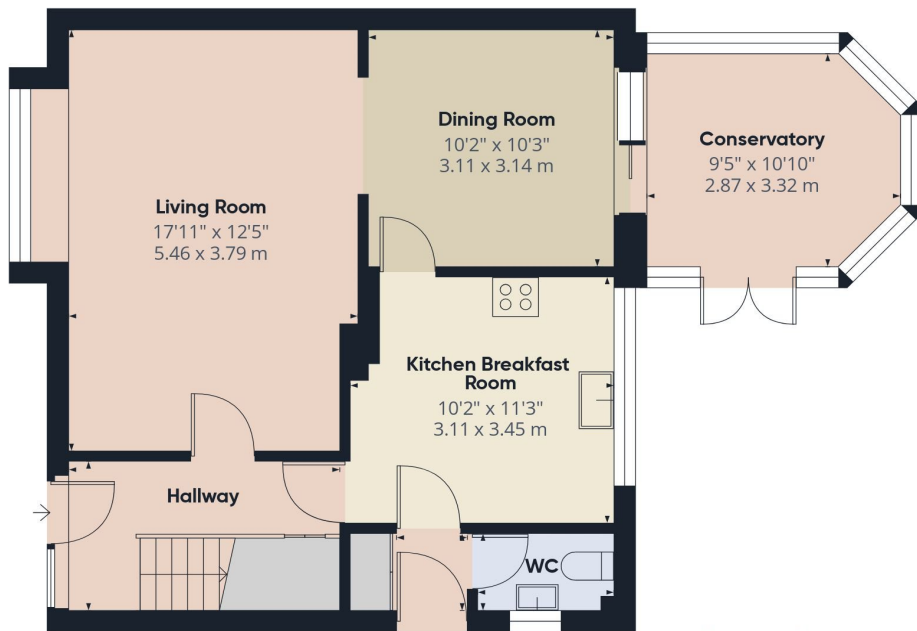
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Approximate total area

1188 ft²
110.4 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested