



Common Lane, Sawston CAMBRIDGE
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Charming character cottage
- Heart of the village location
- Generous living room
- Well appointed kitchen
- Low maintenance rear garden
- Driveway and garage
- Potential to extend (STP)

Nestled in the heart of the village on a peaceful residential road, this delightful character cottage is full of charm and warmth, offering an inviting home with the added benefit of future potential.

Stepping inside, you are welcomed into a cosy yet spacious living room, creating the perfect space to relax and unwind. The property flows through to a well-appointed kitchen, offering ample worktop and storage space, with access through to the family bathroom.

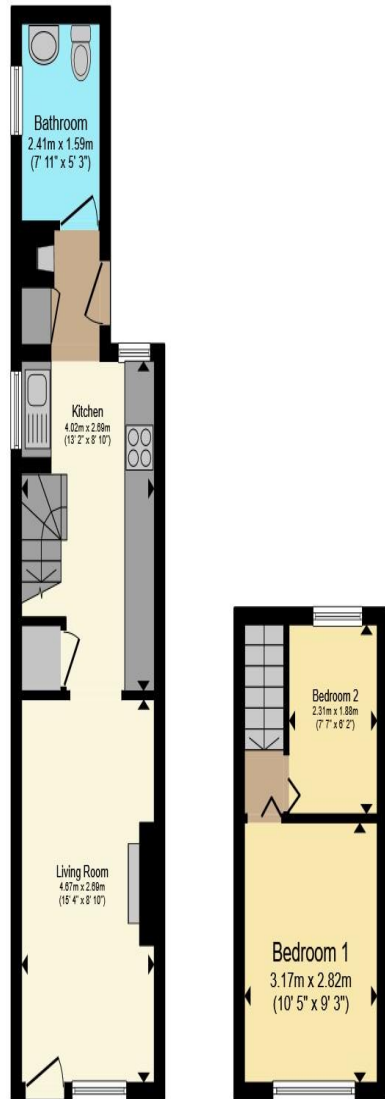
Upstairs, the accommodation continues with two well-proportioned bedrooms, both enjoying plenty of natural light and retaining the property's charming cottage feel.



Outside, the property benefits from a low-maintenance rear garden, providing an ideal space to enjoy without the upkeep. To the front, there is a driveway offering off-road parking and access to the garage. Subject to the necessary planning permissions, the property also offers excellent scope to extend, making it an exciting opportunity for buyers looking to create additional living space.

Perfectly positioned within walking distance of a range of local amenities, including shops, cafés and everyday conveniences, this attractive home combines village living with practicality, making it an ideal purchase for first-time buyers, downsizers or those looking for a property with character and potential.





Ground Floor

First Floor

Total floor area 45.2 m² (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103261 - 0001

