



Ley Grove Cottage, Whittlesford Road, Little Shelford
Little Shelford, CB22 5EX

Guide price £335,000



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- 1150 sqft / 107 sqm
- off-street parking
- No onward chain
- oil-fired central heating
- Septic tank
- Shelford Station (1.5 miles)

An extended cottage with two garden plots, one with a summerhouse overlooking open countryside & one used as an allotment. The property has parking & is for sale with no chain.

This rural house dates from around 1920 & is situated in a row of just 9 houses between Little Shelford & Whittlesford. The house would benefit from some updating in areas, yet serves as an exciting opportunity to acquire a versatile home just a few miles south of the city boundary & within easy reach of Shelford Station.

On the ground floor are two reception rooms, the living room benefitting from southerly aspects & a feature fireplace. The kitchen has been fitted with a basic range of units, offers a larder & leads to a rear porch with access to a small courtyard.

Upstairs the bedrooms & bathroom are arranged over two floors. There are plenty of storage solutions, including a tool shed just beyond the rear courtyard with power, lighting & a Velux window, directly behind the house.

The property is set back behind a picket fence & open-plan garden with a pathway to the main entrance. A shared access to the side of the terrace leads to an allocated parking space for 1 vehicle.





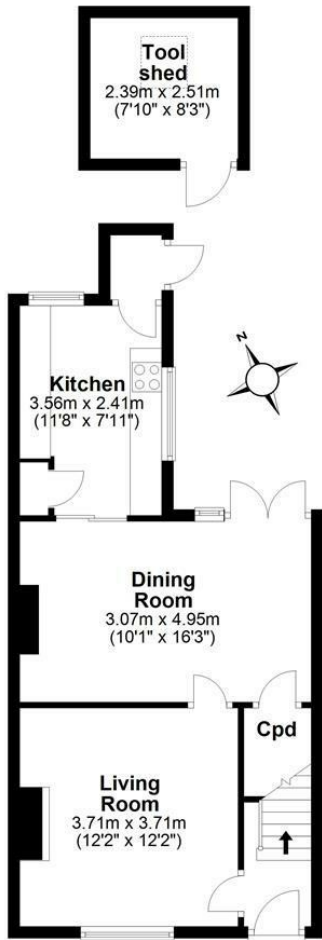
The rear garden beyond the parking space has a number of fruit bushes including gooseberry & redcurrants & tapers down to the foot of the plot. There are two further parcels of garden land, one with a summerhouse & the other a previous working allotment.

Little Shelford is largely a conservation area & as such enjoys the distinction of being one of the county's most sought after villages. It lies a few miles south of Cambridge & is surrounded by some of the best countryside in the area over which there are many walks.

The main shopping centre of Woollards Lane in Gt Shelford is a 10-minute cycle from the property where can be found various eateries, a pharmacy, bakers, Tesco express & a delicatessen. Great Shelford Station has fast trains where London can be reached in 1h 17m. The M11 is also nearby.

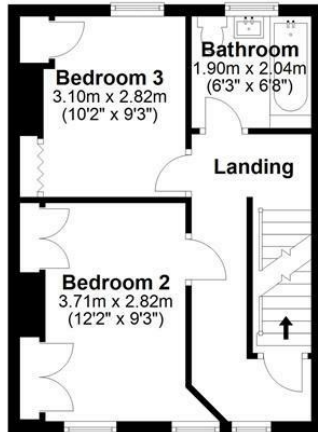


Ground Floor
Main area: approx. 43.9 sq. metres (472.8 sq. feet)
Plus outbuildings, approx. 6.0 sq. metres (64.6 sq. feet)

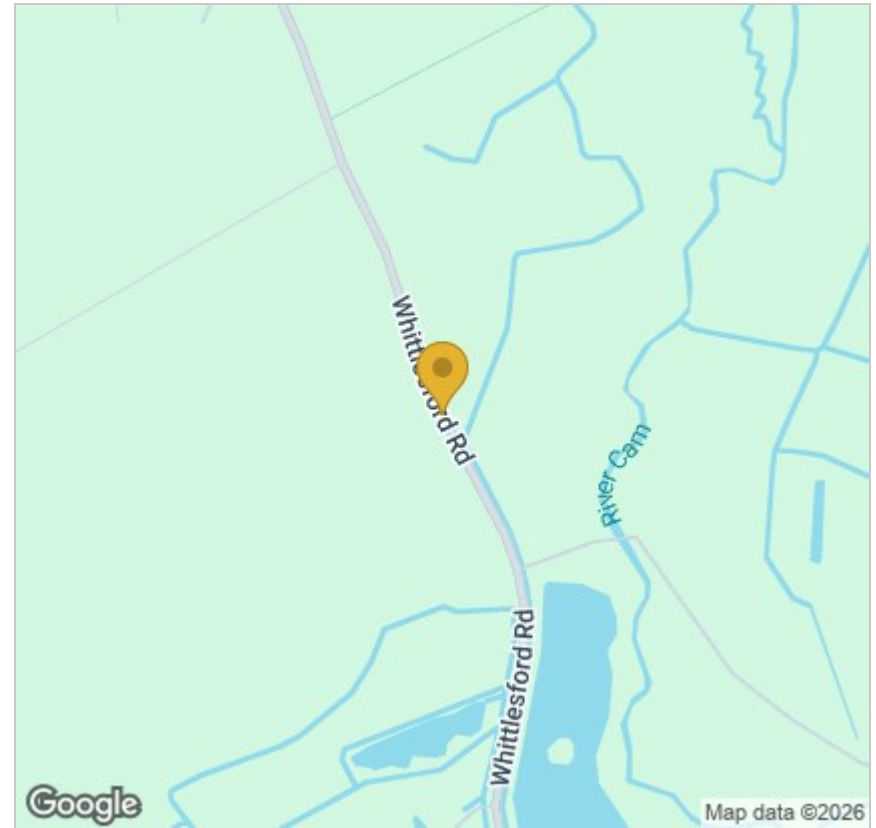
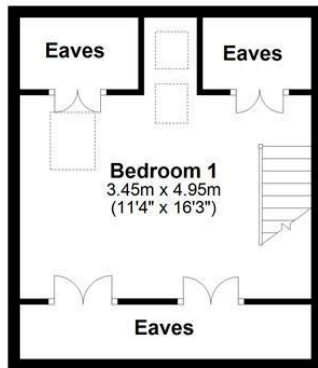


Main area: Approx. 106.9 sq. metres (1150.3 sq. feet)
Plus outbuildings, approx. 6.0 sq. metres (64.6 sq. feet)

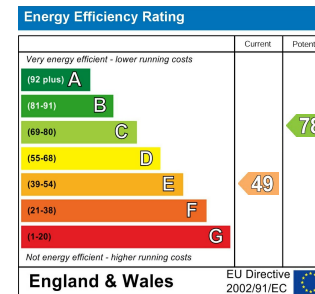
First Floor
Approx. 34.1 sq. metres (367.4 sq. feet)



Second Floor
Approx. 28.8 sq. metres (310.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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