



High Street, Lolworth, Cambridge, Cambridgeshire
CB23 8HG

Pocock + Shaw

10 High Street
Lolworth
Cambridge
Cambridgeshire
CB23 8HG

A 3 bedroom link-detached bungalow enjoying a village location to the north- west of Cambridge

- 3 bedroom link-detached bungalow
- Popular village location with easy access to A14/M11
- Approximately 2 miles from shopping facilities at Bar Hill
- Spacious living room
- Kitchen and utility room
- Shower room and en-suite WC off bedroom 1
- Detached garage
- Gardens to front and rear
- Driveway parking
- No upward chain

Guide Price £395,000



Lolworth is a small, pretty village with a rural atmosphere. Situated approximately nine miles north-west of the Cambridge city boundary, it is surrounded by countryside with the 13th-century parish church of All Saints at its centre.

While the location feels quiet and peaceful, the connections by foot, cycle, train and car to nearby towns and cities are also excellent. For daily amenities, the larger hub of Bar Hill is around two miles away and has a good selection of shops, a library with a post office and a supermarket.

The property is a link-detached 3 bedroom bungalow offering great scope for improvement and (subject to any necessary consents) enlargement. Set back from the road, the property offers front and rear gardens, a driveway providing parking for 3 vehicles and is offered with no upward chain.

In detail, the accommodation comprises;

Part glazed front door and side panel to

Entrance Lobby with coved archway to living room, doors to kitchen and bedroom 3

Utility Room 12'0" x 5'10" (3.65 m x 1.79 m) with part-glazed door to side, window to front, wall mounted Grant oil fired central heating boiler, worktop with tiled splashbacks, inset circular sink unit and drainer, space and plumbing for washing machine coathooks, door to

Kitchen 14'2" x 11'11" (4.32 m x 3.63 m) with window to front, good range of fitted wall and base units with worksurfaces over and tiled splashbacks, radiator, sink unit and drainer, built-in Neff electric hob and eye level double oven, glazed door to

Inner Hallway with loft access hatch, airing cupboard with factory lagged hot water tank and slatted wood shelving, radiator, coathooks, radiator, laminate wood flooring

Living Room 16'8" x 15'6" (5.08 m x 4.72 m) with double glazed door to garden, brick chimney breast with

open fireplace, two radiators, TV point, wall light points.

Bedroom 1 13'4" x 10'9" (4.07 m x 3.28 m) with window to rear, built-in wardrobe to one wall, radiator, wall light points, door to

En-suite WC with window to side, WC, Vanity wash handbasin with tiled splashback and cabinet over, ceramic tiled flooring.

Bedroom 2 13'5" x 9'2" (4.10 m x 2.80 m) with window to rear, built-in shelved cupboard, further built-in cupboard, with shelf and clothes hanging rail, radiator

Bedroom 3 10'8" x 6'1" (3.25 m x 1.86 m) with window to front, radiator

Shower Room with window to side, large fully enclosed and tiled shower cubicle with curved glass screen and chrome shower unit (with large drench head) over, fully tiled walls, WC with concealed cistern, Vanity wash handbasin with mirror over, shaver point, chrome heated towel rail, recessed ceiling spotlights, ceramic tiled flooring

Outside The property enjoys being set back from the road with a mainly lawned front garden area and flower/shrub border. A driveway provides parking for 2-3 vehicles with timber gates leading onto a further paved parking space and the;

Detached brick built garage 22'6" x 8'10" (6.85 m x 2.68 m) with aluminum up and over door to front, rear workshop area with pedestrian door to side, eave storage.

Rear Garden 49'3" x 42'8" (15.00 m x 13.00 m) The rear garden is triangular in shape and predominantly laid to lawn with a large paved patio area and timber shed and outside light. The whole offering a good degree of privacy.



Services Mains drainage, electricity and oil fired central heating

Council Tax Band D

Tenure The property is Freehold

Viewing By Arrangement with Pocock + Shaw



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

Pocock + Shaw