



**Spring Lane, Bottisham CB25 9BL**

**Guide Price £475,000**

**MA**  
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# Spring Lane, Bottisham CB25 9BL

An extended family home set within this highly regarded and sought after village and offered for sale with no onward chain.

Rather deceptive and offering some fabulous size rooms throughout, this property boasts accommodation to include entrance hall, sitting room, dining room, kitchen, living room/bedroom 4, cloakroom, three further double bedrooms and family bathroom.

Externally the property offers a fully enclosed garden and garage facilities.

## Entrance Hall

With doors leading to kitchen, sitting room, bedroom 4/living room and cloakroom. Radiator. Stairs leading to first floor.

## Kitchen 14'5 x 8'9 (4.39m x 2.67m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double ovens. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Attractively tiled splashbacks. Built-in pantry storage cupboard. LVT wood flooring. Radiator. Window to rear aspect. Door to entrance hall. Glazed door to rear garden. Sliding door to dining room.

## Dining Room 9'11 x 9'2 (3.02m x 2.79m)

Generous dining room with sliding glazed doors to rear garden. Sliding door to kitchen. Opening to sitting room. Radiator.

## Sitting Room 22 x 11'10 (6.71m x 3.61m)

Spacious sitting room with feature brick fireplace with stone hearth. Glass panelled wall to

entrance hall. Large bay window to front aspect. Radiator. Opening to dining room. Door to entrance hall.

## Bedroom 4/Living Room 18'10 x 12'6 (5.74m x 3.81m)

Spacious room with dual aspect windows. Alcove shelving. Radiator. Door to entrance hall.

## Cloakroom

Modern white suite comprising low level W.C. and wall mounted hand basin. Obscured window. Radiator. Door to entrance hall.

## Landing

Generous landing with window to side aspect. Doors to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

## Bedroom 1 13'5 x 11'2 (4.09m x 3.40m)

Spacious double bedroom with LVT wood flooring. Large window to front aspect. Built-in wardrobes. Radiator. Door to landing.

## Bedroom 2 12'6 x 11'2 (3.81m x 3.40m)

Generous double bedroom with window to front aspect. LVT wood flooring. Radiator. Door to landing.

## Bedroom 3 9'2 x 9 (2.79m x 2.74m)

Generous double bedroom with window to rear aspect. Built-in storage cupboard. Radiator. Door to landing.

## Bathroom

Modern white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage cabinets under and generous walk-in shower with wall mounted shower. Attractively tiled to wet areas. Tiled flooring. Obscured window. Door to landing.

## Outside - Front

Gravel beds with pathway leading to front door. Mature hedge boundary to the sides.

## Outside - Rear

Delightful garden with seating area to rear of the house with glazed doors to dining room and kitchen. Central lawn area with further seating area to the rear. Planted borders with some mature shrub and tree planting. Attractive brick built boundary wall.

## Garage

Accessed via hardstanding drive.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 125 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

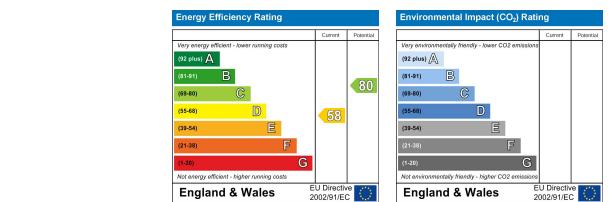
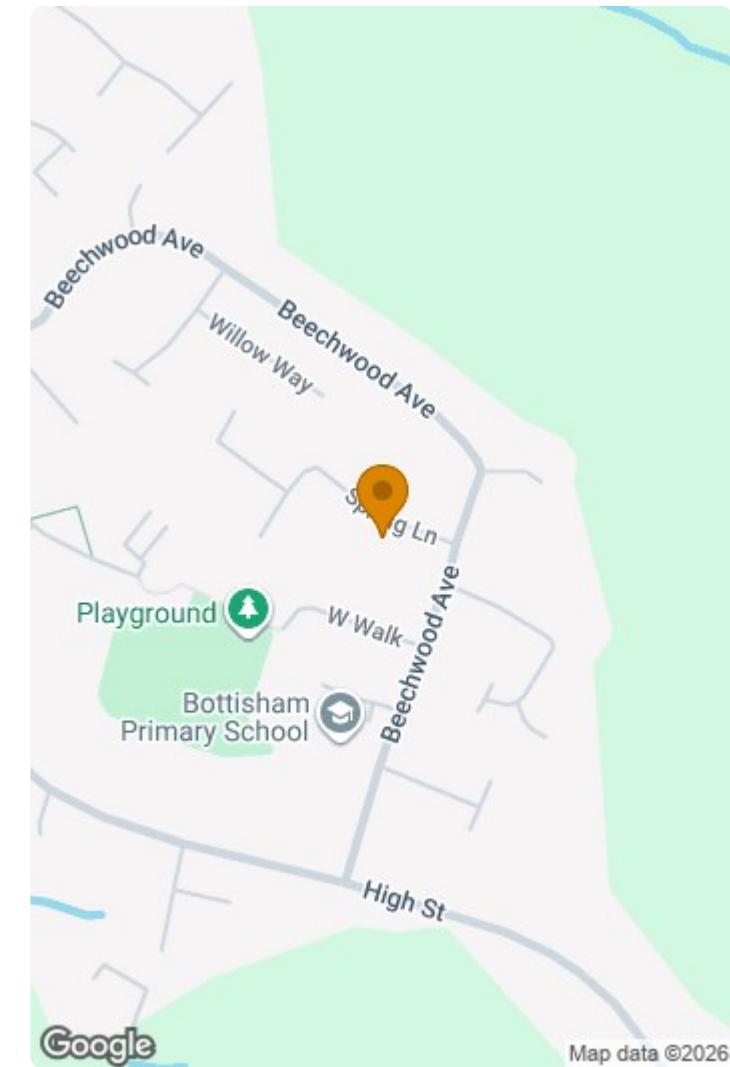
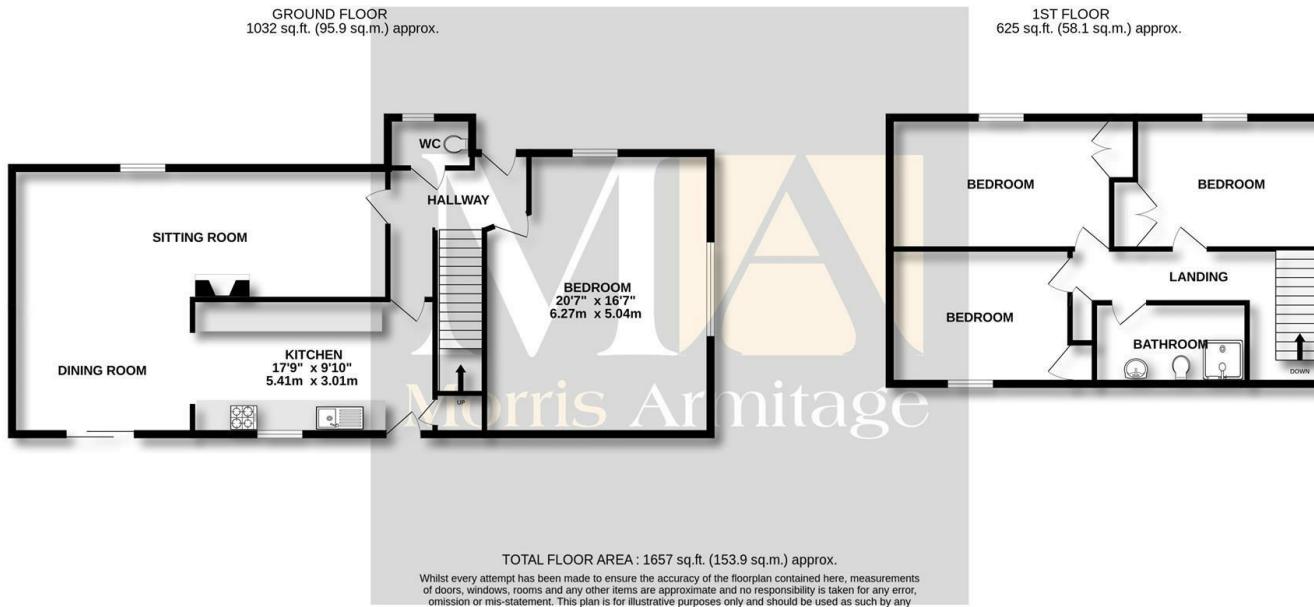
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



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