

17 Cow Lane, Rampton, Cambridge, CB24 8QG

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

OCCUPYING A DELIGHTFUL SOUTH-WEST FACING PLOT, THIS CHARMING, DETACHED BUNGALOW IS LOCATED ALONG COW LANE, RAMPTON AND IS AVAILABLE TO PURCHASE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached bungalow
- 1210.7 sqft/112.5 sqm
- Driveway parking and tandem garage
- EPC-D/59
- 2 bedrooms, 2/3 reception rooms, 1.5 bathrooms
- Oil fired central heating to radiators
- Plot size approaching 0.25 acres
- Council tax band-E

Occupying a splendid plot approaching 0.25 acres this detached bungalow provides generous levels of accommodation measuring 1210.7 sqft / 112.5 sqm.

Upon entering the property through the main entrance lobby, you enter the inner hallway with the main master bedroom located to the right. The master bedroom benefits from fitted wardrobes across the full width of the bedroom and two windows drawing in generous levels of natural light. Bedroom two is a double bedroom located to the rear of the property. 17 Cow Lane benefits from three reception rooms which includes a living/dining room approaching 25ft in length with large window to the front and sliding doors opening into the garden, a conservatory accessible off the kitchen and a study. The kitchen/breakfast room benefits from kitchen cabinetry at both eye level and base level, generous levels of worktop, tiled splash back and integrated appliances which include an electric hob, a double oven at eye level and an integrated fridge/freezer. Completing the property is a shower room with a walk-in shower, a separate WC and a utility room with access to the side of the property.

Externally – To the front is a mature front garden with a large driveway providing parking for up to three vehicles. Off the driveway is a single width tandem garage providing additional parking or storage. The front is laid predominantly to gravel with herbaceous border and a small grassed area.

The rear garden of the property is of generous proportions with a patio area accessible off the conservatory and living room. The majority of the garden is laid to lawn with herbaceous borders and a variety of mature trees within the curtilage. To the rear of the garden is a green house, a shed and a small, wooded area overlooking private land.

Location
Located just 6 miles north of Cambridge, Rampton is an attractive village with a pub, village hall, village green and recreation ground. Cottenham Primary school and Cottenham Village College are nearby, and the guided busway is easily accessible by car or cycle. Further road links to the A14, M11 and beyond make Rampton a convenient and desirable village to live.

Tenure
Freehold

Services
Mains services connected include; electricity, water and mains drainage. Oil fired central heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

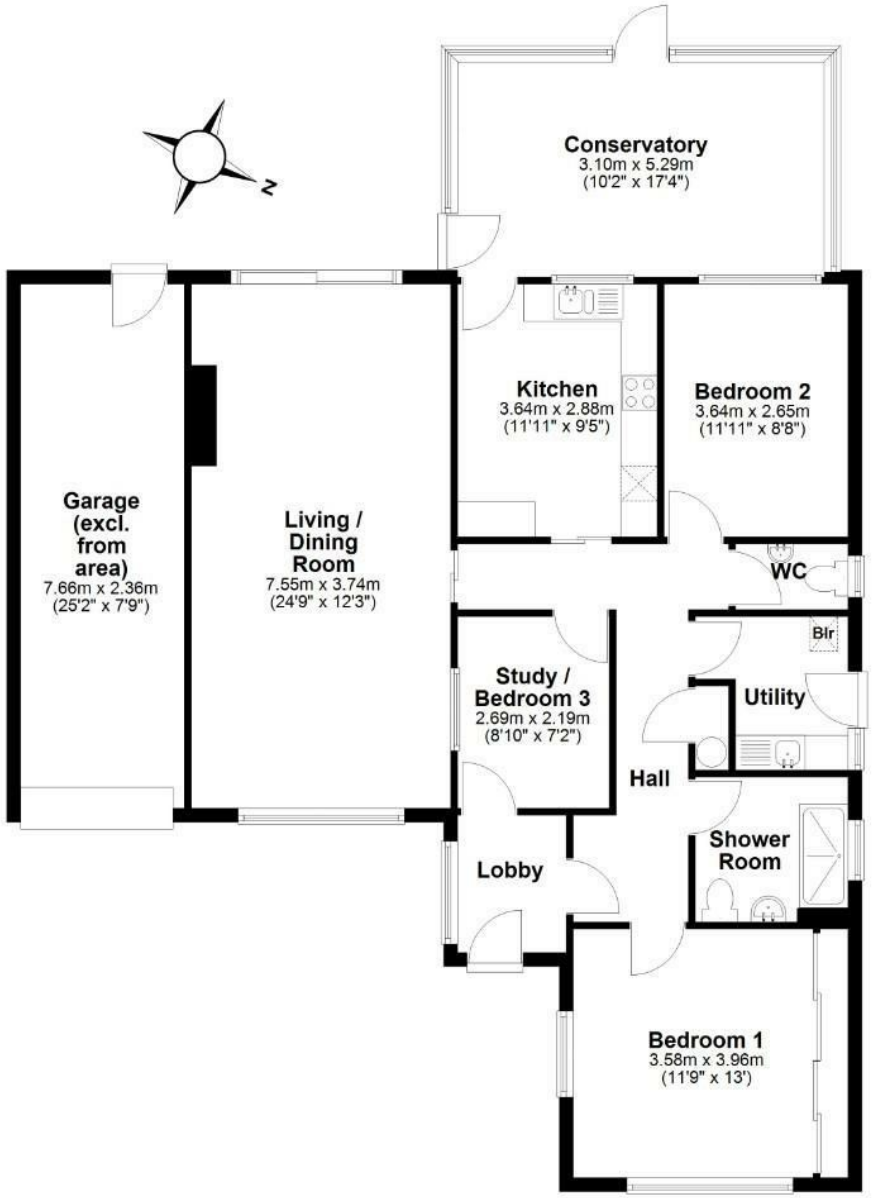






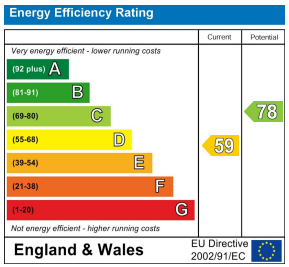
Floor Plan

Approx. 112.5 sq. metres (1210.7 sq. feet)



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















