



**Lambs Lane, Cottenham Cambridge CB24 8TA**



**welcome to**

## **Lambs Lane, Cottenham Cambridge**

An extended two bedroom detached non estate bungalow with versatile accommodation featuring a long rear garden with a garage and off road parking in this central and popular village position.

### **Location**

Cottenham surrounded by open countryside, lies about six miles north of Cambridge and ten miles southwest of Ely. The Cambridge northern bypass is within four miles which provides access onto the M11 motorway and A14 to Huntingdon. Shopping facilities along the High Street include chemist, supermarket, post office, newsagents, doctors' surgery and excellent community centre. A primary school is situated in Lambs Lane whilst Cottenham Village College provides secondary education and evening recreational community facilities.

### **Accommodation**

#### **Entrance Hall**

there is a welcoming Entrance Hall with loft access. Radiator. Doors to:-

#### **Sitting Room**

double glazed window to front aspect. Radiator. Feature fireplace.

#### **Dining Area**

window to side aspect. Radiator. Opening to:-

#### **Lounge**

forming part of an extension this is a great space for entertaining with double glazed window to rear aspect. Sliding patio doors leading the conservatory. Radiator.

#### **Kitchen**

comprising of a basic range of top and base units with roll top work surfaces. Stainless steel sink in front of window to rear aspect, Plumbing for washing machine. Double glazed window to side aspect. Built in cupboard. Door to:-

#### **Rear Lobby**

door leading to the garden. Doors to:-

#### **Conservatory**

French doors leading out to the garden with double glazed windows either side. Mono pitched roof. Sliding doors to the Lounge.

#### **Bedroom 1**

Double glazed window to front aspect. Radiator.

#### **Bedroom 2**

Double glazed window to side aspect. Radiator.

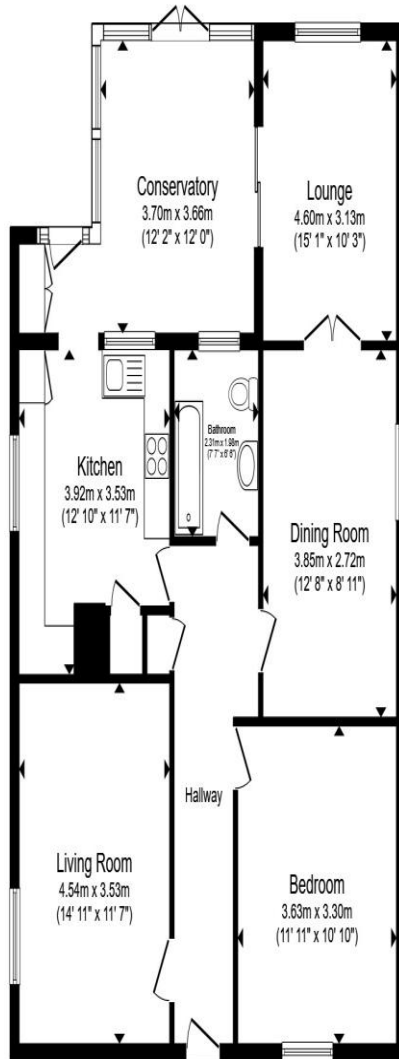
#### **Shower Room**

comprising of a low level W.C. Vanity wash hand basin. Shower cubicle. Opaque double glazed window to rear aspect. Radiator.

#### **Outside**

Set back from the road beneath a pitched and tiled roof sat behind a low level wall with private hard standing parking in front of a single garage.

A feature of the property is the long west facing rear garden laid principally to lawn with mature shrubs and plants, trees, paved patio and pathway leading down the garden.



Total floor area 104.6 m<sup>2</sup> (1,126 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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Lambs Lane,**  
**Cottenham Cambridge**

- Non Estate Extended Detached Bungalow
- Two Bedrooms
- Versatile Accommodation
- Living Room
- Extended Lounge/Diner

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£375,000**



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