



Mill Road, Lode, Cambridge

Pocock + Shaw

16 Mill Road  
Lode  
Cambridgeshire  
CB25 9EN

A spacious, inviting and vibrant four bedroom family home, meticulously updated, hugely improved and extended in recent times, located in an attractive no through road in this highly regarded village. Convenient links to Cambridge, Cambridge North, Newmarket and the A14 road network. EPC:C

Asking Price £425,000



Lode is a very pretty and quaint village located approximately 6 miles east of central Cambridge, and from Cambridge North Station, and 8 miles west of Newmarket. The village has a gastro style pub with further amenities in the nearby village of Bottisham, including a highly regarded restaurant and excellent primary and secondary schooling. Lode is home to Cambridge County Polo Club and is also close to Anglesey Abbey which forms part of the National Trust. There is easy access to the A14, leading to the A11 and M11 and to the Science Park & Cambridge North.

#### Entrance Hall

With a part glazed entrance door, radiator, laminate flooring, stairs rising to first floor.

#### Sitting Room 6.90m (22'7") x 3.95m (13')

A spacious double aspect room, window to front aspect, two radiators, fitted carpet, pendant lights, open plan to:

#### Dining Room 4.60m (15'1") max x 3.40m (11'2")

With a window to rear aspect, radiator, large sliding door to garden, carpet flooring.

#### Kitchen 4.00m (13'2") x 3.53m (11'7")

Stunning fitted base and eye level units with walnut staved worktops, island unit with integrated four ring Miele induction hob with extractor above, integrated dishwasher, integrated fridge and freezer, dual electric fan oven and grill, space and plumbing for washing machine, window to rear aspect, archway to dining area, wall mounted gas boiler serving heating system and domestic hot water, door to side, ceramic tiled flooring, fitted ceiling spotlights.

#### Family / Play Room 5.70m (18'9") x 2.92m (9'7")

With windows to front and side aspects, radiator, fitted carpet, door to store cupboard with floor safe, door to side.

#### Cloakroom

Fitted with a two piece suite comprising, wash hand basin above the low-level WC, full height tiled surround, heated towel rail, laminate flooring, recessed spotlights, window to front aspect.

#### First Floor landing

Access to part boarded loft space, fitted carpet.

#### Bedroom 1 3.98m (13'1") max x 3.60m (11'10")

With a window to front aspect, radiator, fitted carpet.

#### Bedroom 2 3.66m (12') x 2.97m (9'9")

With a window to front aspect, radiator, fitted carpet, door to overstairs storage cupboard.

#### Bedroom 3 3.24m (10'8") max x 3.21m (10'7")

With a window to rear aspect, storage cupboard, carpet flooring, radiator.

#### Bedroom 4 3.21m (10'7") x 2.95m (9'8") max

With a window to rear aspect, radiator, fitted carpet.

#### Shower Room 2.63m (8'8") x 2.25m (7'4")

With underfloor heating and fitted with a suite comprising large shower enclosure with glass screen doors, wash hand basin, low level WC, Travertine natural stone tiled flooring and ceiling height tiling to walls, window to rear aspect, wall mounted mirror, storage cupboard with shelving, heated towel rail.

#### Outside:

Mature established front garden with a variety of mixed plants and shrubs, driveway providing off road parking, pathway leads to front and side pedestrian gate, ornamental brick wall and mature hedge to front. silver granite patio and step leading to front door.

The delightful landscaped enclosed rear garden, timber panelled fencing to rear and sides, mainly laid to gravel, stepped sun patio of silver granite with barbecue area, raised borders with a super selection of planting and shrubs, black bamboo, Virginia creeper and flower beds to name a few, garden tap.

#### Services & Tenure

Tenure: The property is freehold.

The property is standard construction.

Mains water, gas, drainage & electricity are connected.

The property is in Lode conservation area.

The property is in a very low flood risk area.

Council Tax Band: D, Cambridgeshire District Council.

Broadband: Basic: 8 Mbps, Superfast: 80 Mbps,

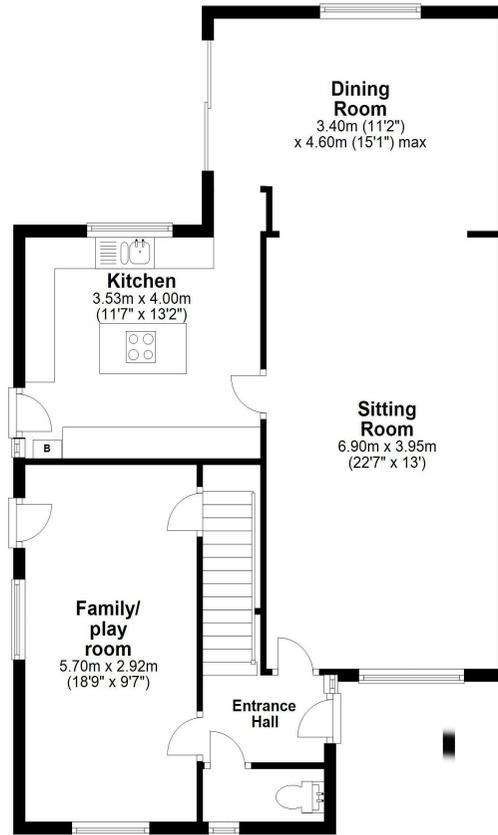
Ultrafast: 1000Mbps.

Satellite/Fibre TV availability: BT, Sky.

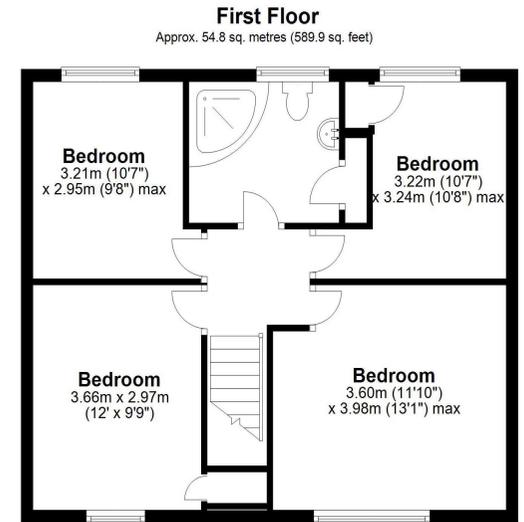
Mobile coverage by the 4 major providers.

Viewing: By prior arrangement with Pocock + Shaw. KS





**Ground Floor**  
Approx. 84.2 sq. metres (905.8 sq. feet)



**First Floor**  
Approx. 54.8 sq. metres (589.9 sq. feet)

Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

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

59 High Street, Burwell, Cambs, CB25 0HD  
01638 668284 burwell@pocock.co.uk www.pocock.co.uk

