



Lovell Road, Cambridge, Cambridgeshire  
CB4 2QW



pocock & shaw

Residential sales, lettings & management



89 Lovell Road  
Cambridge  
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A very well presented, extended and improved three bedroom semi-detached residence with an attractive southerly facing rear garden in this popular and convenient north city location close to the Cambridge North train station and Science Park, which also gives easy quick access to Addenbrookes Hospital via the guided busway

- Improved and extended semi-detached house
- Popular city location
- Large kitchen/dining/family room
- Custom built timber units throughout property
- Oak flooring to ground floor
- Landscaped sunny rear garden
- Useful store/office
- Many other improvements/upgrades throughout property

Guide Price £550,000





Lovell Road is a quiet residential road situated off Milton Road and Kings Hedges Road, about 2 miles north of the city centre. The location is particularly convenient for access to the nearby Science/Business Parks, the Cambridge North railway station, Cambridge Regional College and the A14 and M11. There is a good range of local amenities including a variety of shops and a regular bus service.

This very well presented three bedroom semi-detached housed has been extended and considerably improved over the years by the current vendors. Of particular note is the bay fronted sitting room, the spacious kitchen/dining/family room with large roof lantern, external wall insulation to the original walls and the delightful rear southerly facing rear garden with office/store.

The property really needs to be seen to be fully appreciated. In detail the accommodation comprises;

## Ground Floor

**Recessed porch** with courtesy light and part glazed door to

**Entrance hallway** with stairs to first floor, radiator, built in cloaks cupboard, oak strip flooring, door to family/dining/kitchen area (see later) and door to

**Cloakroom** with window to side, wc with timber shelving over, small sink unit with Travertine tiled splashbacks and inset mirror over, recess for and plumbing for washing machine, radiator with timber shelf over, wall light point, recessed ceiling spotlights, Travertine tiled flooring.

**Family/dining area** 28'10" x 9'11" (8.80 m x 3.01 m) with glazed doors and side panel to sitting room (see later), feature timber fireplace with Travertine tiled inset, cast iron wood burner (**not included** in the sale) and stone hearth, recessed ceiling spotlights, bespoke painted timber wall unit, wall uplighter, radiator behind timber box cover, large feature ceiling lantern over dining area of timber and K-glass construction, upvc double glazed patio doors to rear garden, solid oak wood flooring.

**Open plan kitchen area** 8'10" x 3'7" (2.69 m x 1.09 m) with good range of shaker style fitted wall and base units, ceramic sink unit with mixer taps, oak wood block work surface, built in five ring Baumatic cooker with Baumatic stainless steel chimney extractor hood over and Kenwood electric oven below, tiled splashbacks with recessed shelving, corner cupboard with carousel unit, cupboard housing gas boiler, integrated fridge, space and plumbing for dishwasher, slate tiled flooring.

**Sitting room** 13'1" x 14'6" (3.98 m x 4.41 m) with large bay and further window to front, open fireplace with log basket and slate hearth, built in shelved units to both sides of chimney breast, recessed ceiling spotlights, solid oak wood flooring.

## First Floor

**Landing** with loft access hatch, doors to

**Bedroom 1** 11'6" x 9'11" (3.50 m x 3.01 m) with double glazed timber window to rear with views to garden, radiator, built in wardrobe units housing hot water cylinder to part of two walls, recessed ceiling spotlights on dimmer control.

**Bedroom 2** 13'6" x 9'10" (4.11 m x 2.99 m) with bay window to front, radiator, built in wardrobe, shelving and drawer units to part of two walls.

**Bedroom 3** 8'4" x 5'8" (2.54 m x 1.73 m) with window to front. Currently being used as an office with folding desk area, wall shelving, radiator, built in wardrobe and drawer unit to part of one wall.

**Bathroom** with window to side, panelled bath with fully tiled surround, chrome shower unit and folding shower screen over, wash handbasin with mirror, striplight and shaver point over, WC, chrome heated towel rail, built in drawer and cupboard unit recessed to one wall with inset mirror fronted doors, recessed ceiling spotlights, extractor fan, polished porcelain floor tiles.





**Outside** Well maintained gravelled parking area to the front with timber planters. Adjacent to this is a brick paviour driveway extending to the side of the house (shared with 91 Lovell Road) with timber gate to rear garden.

The sunny rear garden is another particular feature of the property with large paved patio and timber decked seating/entertaining area adjacent to the rear of the house (with water tap, external socket points and lighting). This leads onto a well tended lawn with attractively planted timber edged borders. Bin and general storage areas. Various specimen trees.

**Garden store/study** Brick built with external cladding divided into two rooms.

**Store room** 11'7" x 7'7" (3.53 m x 2.30 m) with stable door and window to front, glazed door to

**Office** 8'0" x 6'11" (2.43 m x 2.11 m) with window to front, power and lighting, wired Cat5 ethernet, sliding doors to built in cupboard to one wall.

**Services** All mains services.

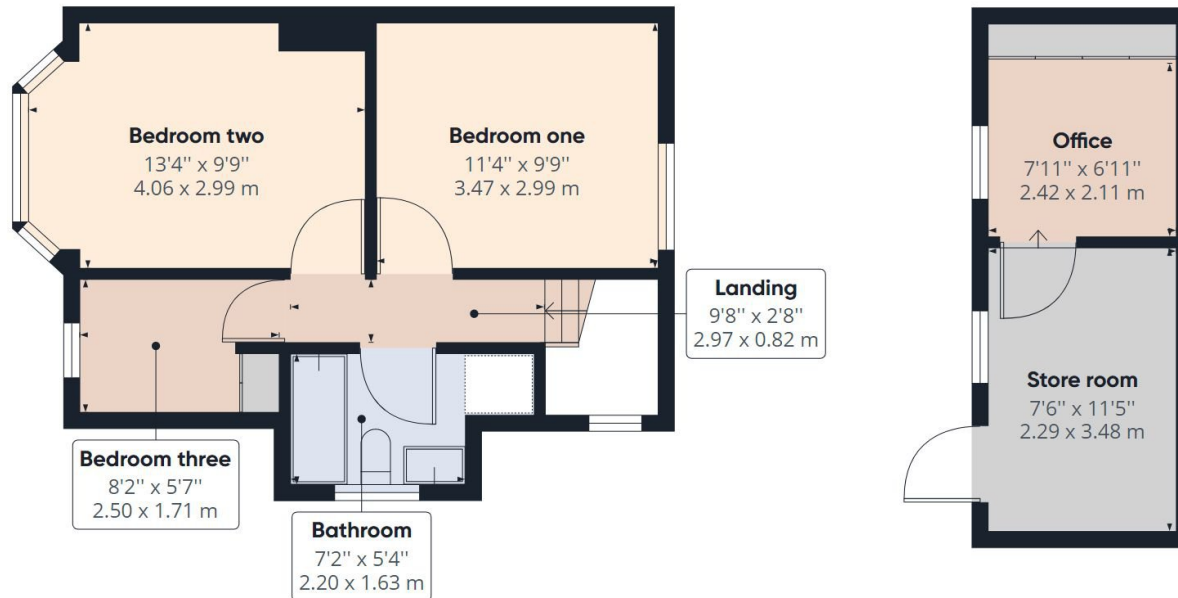
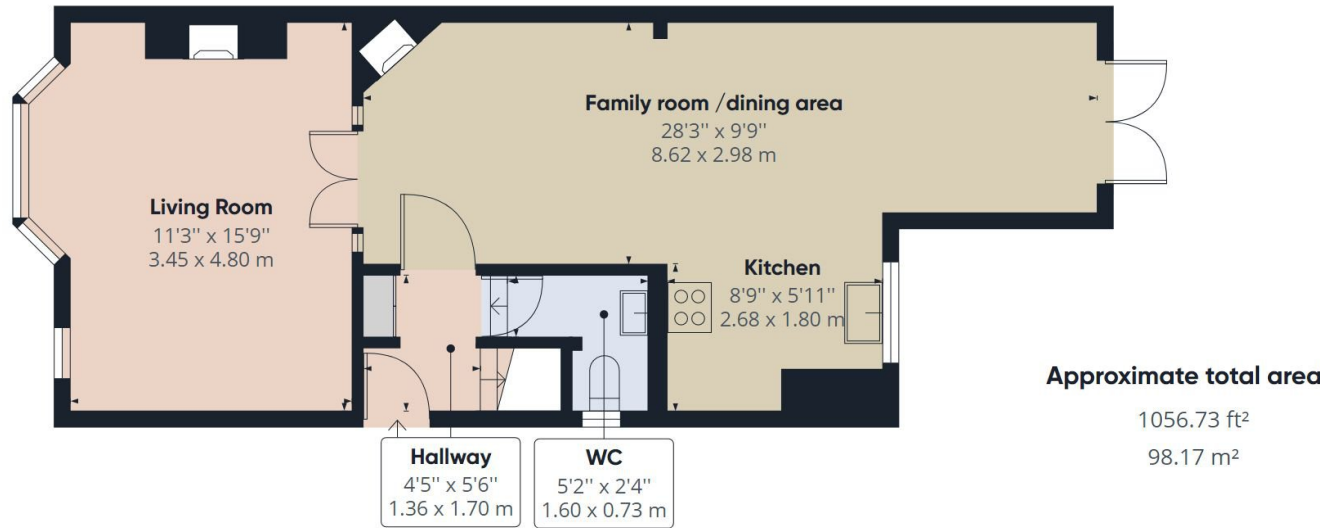
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock & Shaw







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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

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