



Lambs Lane, Cottenham, Cambridge, CB24 8TA



pocock & shaw

Residential sales, lettings & management

96 Lambs Lane
Cottenham
Cambridge
CB24 8TA

A superbly presented detached family home, set on a lovely mature plot close to the village centre. With a very spacious and well planned internal layout, offering three reception rooms and an impressive kitchen family room, with full volume ceiling. With a private rear garden, and office/workshop.

- Large reception hall
- Cloaks wc
- Sitting room
- Dining room
- Fitted kitchen
- Family room
- Four bedrooms
- En-suite to master and family bathroom
- Garage and office/workshop
- Off road parking

Offers around £675,000



An immaculately presented, detached family home, set in a non estate position in the popular village of Cottenham, just north of Cambridge City. The village is well served, with a number of shops, post office, doctors surgery etc. The highly regarded primary school and village college are just a short walk away.

Accommodation is centred around a large reception hall, with three reception rooms and an impressive kitchen. Four well proportioned bedrooms, en-suite to the master bedroom and family bathroom.

There is a very mature and private rear garden, ample off road parking with garage and an office/workshop.

GLAZED ENTRANCE DOOR TO

RECEPTION HALL Stairs rising to the first floor, picture window to the side, light oak effect flooring, radiator, coved cornice, double fitted cloaks cupboard with rail. Door to:

CLOAKROOM Fitted white suite, pedestal wash basin, close coupled WC, part ceramic tiled splashback, and ceramic tiling to the floor, radiator and window to the side.

SITTING ROOM 16' 11" x 14' 1" (5.16m x 4.29m) A well appointed room, with feature fireplace and wood burning stove, double patio doors to the rear garden, window to the side, radiator.

STUDY 9' 10" x 7' 9" (3m x 2.36m) Window to the side, radiator and coved cornice, continuation of wood effect flooring.

DINING ROOM 14' 1" x 10' 2" (4.29m x 3.1m) Window to the front and side aspect, single fitted cupboard, radiator and coved cornice. Wood effect flooring.

FAMILY ROOM 11' 9" x 9' 11" (3.58m x 3.02m) Double patio doors to the rear, radiator, arch to:

KITCHEN 13' 1" x 10' 0" (3.99m x 3.05m) An impressive room with full volume ceiling and exposed timber beams. Extremely well fitted range of pine units set under a contrasting work surface. Inset one and a half bowl

composite sink unit with mixer tap, integrated dish washer and space and plumbing for washing machine. Continuation of work surface with further base units with part ceramic tiled splash back, matching range of wall mounted cupboard. Space for range style cooker, with canopy extractor above. Window to the front, large Velux roof light.

LANDING Velux roof light. window to the side.

BEDROOM ONE 12' 8" x 11' 10" (3.86m x 3.61m) Window to the rear, radiator, two double fitted wardrobes, and further double wardrobe. Door to:

EN-SUITE BATHROOM Well fitted suite with pedestal wash basin, close coupled wc, and bath with shower above. Part ceramic tiled splash back and ceramic tiling to the floor, window to the side, heated towel rail radiator.

BEDROOM TWO 41' 1" x 10' 3" (12.52m x 3.12m) Window to the front, radiator, coved cornice.

BEDROOM THREE 11' 9" x 9' 11" (3.58m x 3.02m) Window to the rear, radiator, coved cornice.

BEDROOM FOUR 9' 10" x 6' 10" (3m x 2.08m) Window to the side, radiator, coved cornice.

BATHROOM Refitted luxury suite, with feature free standing roll top bath, mixer tap and shower, pedestal wash basin, close coupled wc, shower cubicle with tiling to the walls, and fitted shower. Part ceramic tiling to walls and floor, window to the side. Coved cornice, heated towel rail radiator.

OUTSIDE

FRONT GARDEN A well screened and private garden, gravelled parking area for several vehicles. Mature shrubs and bushes with hedge to the front boundary and brick walls. Double timber gates to side driveway.

REAR GARDEN A very private and mature garden, with lawn, patio area, numerous mature shrubs and bushes. Fencing to the side and rear boundaries. Flower borders.



SINGLE GARAGE 17' 3" x 11' 0" (5.26m x 3.35m) Single up and over door, power and light connected.

OFFICE / WORKSHOP 17' 3" x 6' 11" (5.26m x 2.11m) Door to the side, window to the front and double French doors to the rear. Power and light connected. Ceramic tiled floor, recessed spot lights to the ceiling.

SERVICES All mains services are connected

TENURE Freehold

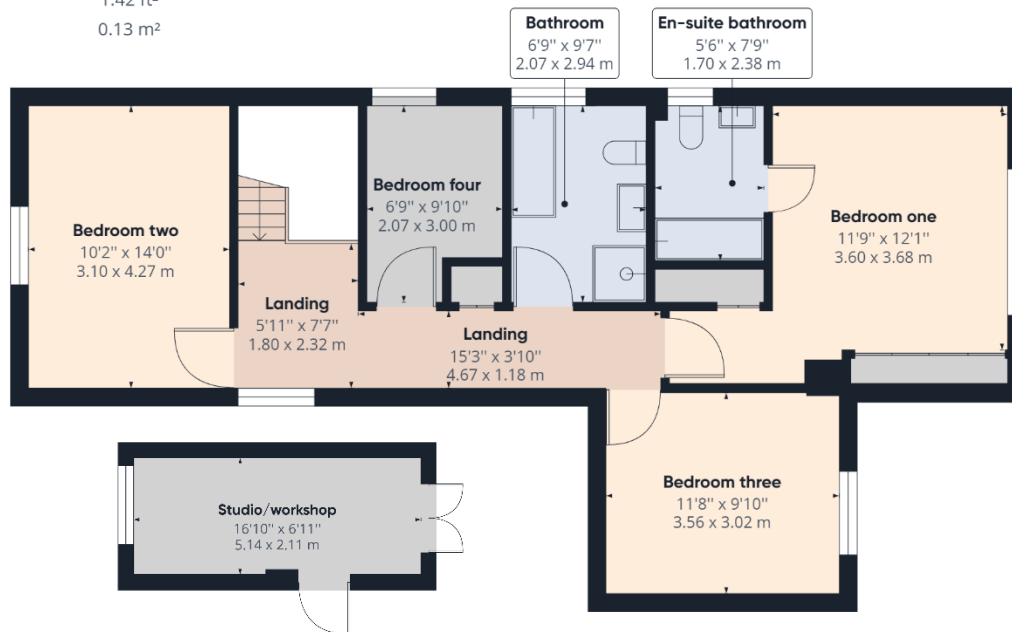
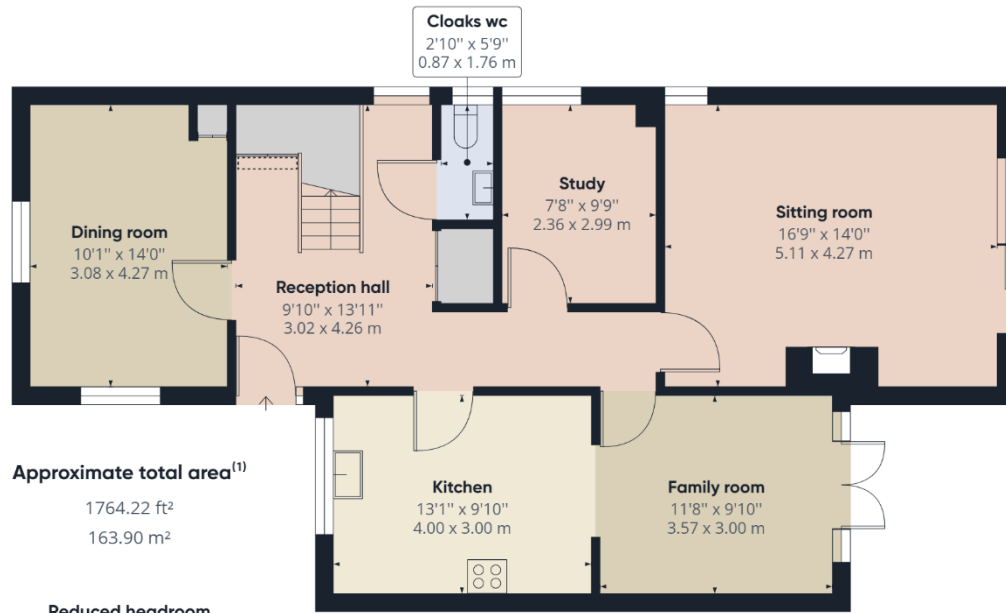
VIEWING By prior appointment with Pocock and Shaw



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-90) C | | 80 |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



96 Lambs Lane, Cottenham, Cambridge, CB24 8TA



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

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management