



Lantree Crescent, Cambridge
CB2 9NJ



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Residential sales, lettings & management

12 Lantree Crescent
Cambridge
Cambridgeshire
CB2 9NJ

A four bedroom detached house enjoying a cul de sac location in a very popular area to the south of the city

- Light and airy 4 bedroom house
- Cul de sac location
- Sitting room with fireplace
- Kitchen/ family/dining room
- Cloakroom
- Bathroom with separate WC
- Delightful rear garden
- Front garden with adjacent driveway leading to a single garage
- No upward chain

Guide Price £570,000



Lantree Crescent is situated off Shelford Road, within the popular village of Trumpington where there are a variety of local shops and a Waitrose Superstore nearby. Alternatively, Great Shelford has a wider range of facilities including a variety of shops, dentists, hairdressers, primary school, library, church, health centre, recreation ground and a mainline railway station with services to London's Liverpool Street in about 85 minutes.

Cambridge city centre is about 2.5 miles away which offers extensive leisure and shopping facilities. The property is readily accessible by foot, bicycle or the Cambridge Guided Busway (nearest stop about a third of a mile), which also connects with Addenbrookes Hospital/Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon. The property is extremely well placed for the M11, providing access to Stansted Airport and London.

A bright and airy 4 bedroom detached property enjoying a popular cul de sac location off Shelford Road, with a decent sized and private rear garden and garage with driveway. The property is offered with no upward chain and all the furniture and fitting (not the sofa and chairs) is available under separate negotiation to any interested purchaser.

In detail, the accommodation comprises;

Ground Floor with part glazed front door to

Entrance hallway with stairs to first floor, ceramic tiled flooring, door to sitting room (see later) and glazed door to

Kitchen/dining/family room 19'9" x 13'9" (6.01 m x 4.20 m) with full length window to front, patio doors and glazed side panel to rear garden, window to side, comprehensively fitted kitchen area with a good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in Bosch four ring stainless steel hob with Beaumatic stainless steel chimney extractor hood over and Bosch electric oven below, one and a quarter bowl sink unit and drainer, space for fridge/freezer, cupboard housing the Vaillant gas central heating boiler. Under counter Bosch washing machine

to remain. Understairs cupboard, door to cloakroom, ceramic tiled flooring with under floor heating.

Cloakroom with WC with concealed cistern, corner wash handbasin, 3/4 tiled walls, extractor fan.

Living room 19'11" x 10'5" (6.06 m x 3.18 m) with full length window to front and rear with views to garden, recessed ceiling spotlights on dimmer control, contemporary fireplace with stone hearth and raised shelf with gas log effect fire, radiator, cable media point, TV point, attractive solid maple strip wood flooring.

First Floor

Landing with window to front, recessed ceiling spotlights with dimmer control, timber handrail with chrome spindles, doors to

Bedroom 1 10'6" x 9'2" (3.20 m x 2.80 m) with window to front, radiator, double doors to built in wardrobe with clothes hanging rail and shelving, laminate wood flooring.

Bedroom 2 12'11" x 8'6" (3.93 m x 2.59 m) with window to rear with views to garden, radiator, double doors to built in wardrobe cupboard with clothes hanging rails, laminate wood flooring.

Bedroom 3 8'6" x 7'3" (2.59 m x 2.22 m) with window to rear with views to garden, radiator.

Bedroom 4 8'4" x 7'1" (2.55 m x 2.17 m) with window to front, radiator, laminate wood flooring.

Bathroom with window to side, panelled bath with fully tiled surround, chrome shower unit and folding shower screen, vanity wash handbasin with tiled splashbacks, heated towel rail, loft access hatch, recessed ceiling spotlights.

Separate WC with window to rear, WC, radiator.



Outside Open plan lawned area to the front with path to front door, monkey puzzle tree, flower and shrub borders, adjacent driveway (with outside tap and lighting) providing off road parking and leading onto the

Brick built garage 17'5" x 8'2" (5.30 m x 2.50 m) with aluminium up and over door to front, window to rear, pedestrian door to rear garden, work bench and cupboards, power and lighting. Wrought iron gate providing access to the

Rear garden (16m approx) the enclosed rear garden is another particular feature of the property with a timber decked seating/entertaining area adjacent to the rear of the house leading onto a well tended lawn, mature and attractively planted borders, outside light and water tap.

Services All mains services.

Tenure The property is Freehold

Council tax Band E

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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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