



Lambs Lane, Cottenham, Cambridge, CB24 8TA



pocock & shaw

Residential sales, lettings & management

22 Lambs Lane
Cottenham
Cambridge
CB24 8TA

A lovely three bedroom semi detached 1930s family home, close to the village centre. With a large rear garden, ample parking, a large double garage and workshop.

- Entrance hall
- Family room
- Sitting room
- Kitchen breakfast room
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Gated off road parking
- Large rear garden
- Double garage and workshop

Offers around £450,000



This traditional 1930's semi detached home is ideally set close to the village centre, just off the High Street. With numerous small shops including a CO-OP and greengrocer, all just a short walk away.

Set on a large plot, with gated access to the rear this extended and well presented property provides generous parking as well as a large double garage and further large workshop.

Recent improvements to the property include a re-fitted bathroom (approx 3 years ago), a full re-wire (approx 5 years ago) the laying of Karndean luxury vinyl flooring to the ground floor no more than 3 years ago, a gas combination fitted about 4 years ago (6 years left on warranty), all internal doors replaced about 2 years ago and all external doors and windows replaced about 5 years ago.

In detail the accommodation comprises;

RECESSED PORCH with courtesy light, quarry tiled flooring, part glazed door and glazed side panels to

ENTRANCE HALL with radiator behind slatted box cover with oak shelf over, understairs cupboard, stairs to first floor, Karndean flooring.

CLOAKROOM with window to side, wc, vanity wash handbasin with tiled splashbacks, built in cupboard with shelf over, Karndean flooring.

SITTING ROOM 12'0 X 11'1 with double glazed window to front, radiator, Karndean luxury vinyl flooring, picture rail.

KITCHEN/DINING ROOM 17'11 max x 11'1 into bay open plan area comprising:

KITCHEN AREA 11'8 into door recess x 7'1 max with part glazed door to rear, window to side, excellent range of fitted wall and base units, roll top work surfaces and upstands, built in four ring stainless steel gas hob with double oven below, space for clothes dryer, Karndean flooring, opening onto the:

DINING AREA 11'1 X 9'0 with upvc double glazed bay window with patio doors to rear garden, recessed ceiling spotlights, vertically mounted contemporary radiator, Karndean flooring, glazed double doors to family room/snug (see later).

UTILITY AREA 7'11 X 6'10 (open plan to kitchen area) with window to side, roll top work surfaces with stainless steel sink unit and drainer, space for fridge/freezer, space and plumbing for washing machine, Karndean flooring.

FAMILY ROOM/SNUG 12'0 x 11'0 with picture rail, radiator, glazed double doors to dining area.

FIRST FLOOR

LANDING with window to side, loft access hatch with pull down timber ladder (loft has some boarding and lighting), doors to

BEDROOM 1 11' 1" (9'1 to fitted wardrobes) x 11' 11" (3.38m x 3.63m) with window to rear with views to garden, radiator, two sets of bi-folding doors to fitted wardrobe cupboard.

BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m) with window to front, radiator, double doors to built in shelved cupboard and built in wardrobe cupboard, fitted shelving, recessed ceiling spotlight.

BEDROOM 3 7' 5" x 7' 0" (2.26m x 2.13m) with window to front, radiator.

BATHROOM with window to rear, 'P' shaped bath with mermaid board surround, glass curved shower screen and chrome shower unit with large drench shower head, wc, large vanity wash handbasin with fitted mirror (with light) over, heated towel rail, extractor fan, door to airing cupboard with Ideal gas central heating boiler and slatted wood shelving.



OUTSIDE Attractive low maintenance front garden with cobbled stone area set behind a box hedge with brick pavior edging. The whole set behind a timber picket fence. Adjacent gravelled driveway parking for off road parking for two vehicles with double timber gate to the rear garden (90ft approx.to front of workshop) with outside tap and further gravelled driveway leading to

OUTBUILDING 26'7 X 14'2 with power and lighting.

ADJACENT LARGE GARAGE/WORKSHOP 26'7 X 9'1 with concrete floor, power and lighting, aluminium door to front.

Indian sandstone paved patio area adjacent to the rear of the house leading onto a lawn with cherry tree and box hedging, external light, attractive planted border with railway sleeper edging.

SERVICES All mains services.

TENURE The property is Freehold

COUNCIL TAX Band D



Approximate total area⁽¹⁾

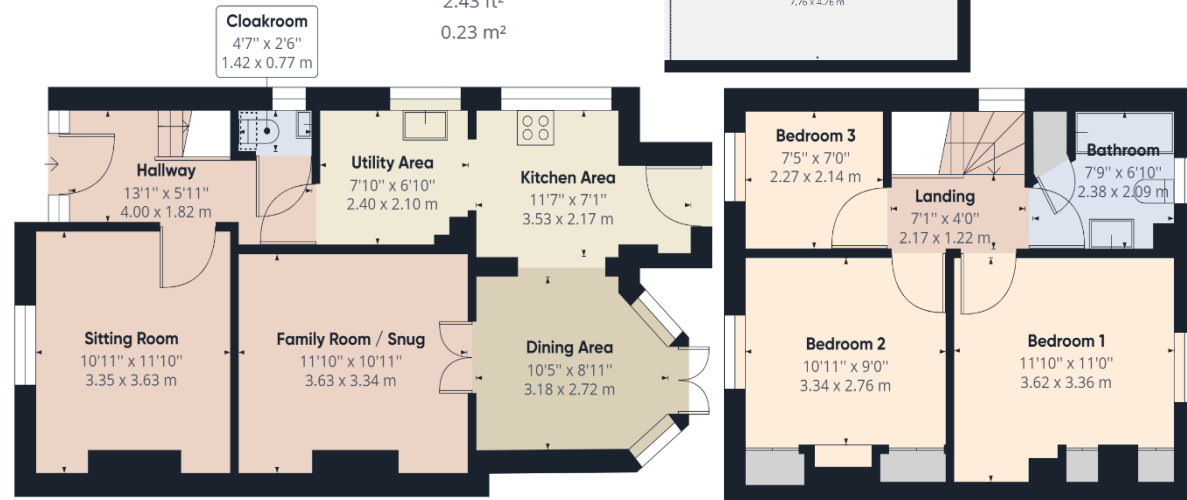
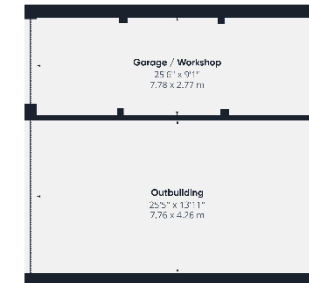
1529.63 ft²

142.11 m²

Reduced headroom

2.43 ft²

0.23 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

pocock & shaw
Residential sales, lettings & management