



Lode Road, Bottisham  
CB25 9DJ

**Pocock + Shaw**

11 Lode Road  
Bottisham  
Cambridge  
Cambridgeshire  
CB25 9DJ

A spacious, refurbished and extended detached bungalow in a large plot in the heart of a very popular village with good excellent local facilities

- Cloakroom
- Large L shape living room
- Conservatory
- 2 Double bedrooms
- 2 Bathroom
- Kitchen/Breakfast Room
- Utility Room
- First floor study and bedroom area
- Carport and workshop
- Double glazing and gas central heating
- Attractive, secluded gardens to front, side and rear

Guide price £545,000



Bottisham is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors surgery, dentist, primary school and a well regarded Village College which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool and library which are both open to the public.

11 Lode Road is a detached bungalow standing in the heart of the village on a large plot on the corner of Bradfords Close between the shops and the Village College. Built in the late 1950s/early 1960s the bungalow has been extended and refurbished to provide spacious accommodation with large and well proportioned rooms. The comprehensive improvements include; a greatly extended living area with conservatory, refitted kitchen, the addition of a large utility room and a loft conversion with studio study and bedroom area. In addition, one of the original 3 bedrooms has been converted to a second spacious bathroom.

The well presented bungalow, which is in good decorative order, stands in a large plot with attractive and secluded gardens to front, side and rear and the rear is SW facing.

**Entrance lobby** with glazed entrance door, glazed door to hall and door to

**Cloakroom** with WC, hand basin and electric heater.

**Reception Hall** with staircase, store cupboard and radiator.

**Large L shape reception room** comprising:

**Living/Dining area** 20'1" x 11'3" (6.11 m x 3.42 m) with radiator, ceiling spotlights, windows to side, sliding patio doors to rear garden, opening to

**Sitting area** 13'0" x 11'9" (3.97 m x 3.57 m) with wide opening to

**Conservatory** 9'5" x 7'8" (2.86 m x 2.34 m) with uPVC double glazing all round, tiled flooring and glazed double doors to rear garden

**Kitchen/Breakfast room** 12'8" x 13'10" (3.87 m x 4.21 m) with tiled work surfaces with range of built-in hardwood cupboards and drawers below, inset double bowl sink, ceramic hob and fitted oven, plumbing for dish washer, tiled surrounds, matching wall cupboards, glass fronted cabinet, double width tall unit, radiator and glazed door to

**Utility Room** 9'9" x 13'2" (2.98 m x 4.01 m) with stainless sink unit with drawer & cupboard under, ceramic butler sink, work surface, plumbing for washing machine, wall mounted gas boiler, windows to front and rear and double glazed side entrance door.

**Front bedroom 1** 13'7" x 13'9" (4.15 m x 4.19 m) with radiator.

**Side bedroom 2** 13'6" x 10'6" (4.11 m x 3.19 m) with radiator and door to

**Bathroom 1** 13'6" x 10'6" (4.11 m x 3.19 m) with bath with mixer tap/shower, washstand hand basin, WC, radiator, half tiled walls, airing cupboard and doors to Bedroom 2 and hall.

**Bathroom 2** 7'8" x 5'9" (2.34 m x 1.74 m) with bath with screen and thermostatic shower above, hand basin with cupboard below, WC, radiator/heated towel rail and full tiled walls.

## FIRST FLOOR

**Study/Bedroom 3** 37'10" x 14'6" (11.52 m x 4.41 m) with wide dormer with 3 windows overlooking the garden, window to front, 3 radiators, eaves stores. Note: limited headroom to bed area.

**OUTSIDE** Front garden, enclosed by hedging and fence with drive, lawn, shrubs, 3 weeping silver birch trees and gates to rear on both sides.

**Carport**



**Secluded SW facing rear and side gardens** with lawns, hedging, mature trees and shrubs, patio and paved areas, timber outbuilding.

**Brick built workshop** 21'6" x 9'3" (6.55 m x 2.82 m)

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock & Shaw



**Ground Floor**

**Approximate total area**

1927.78 ft<sup>2</sup>

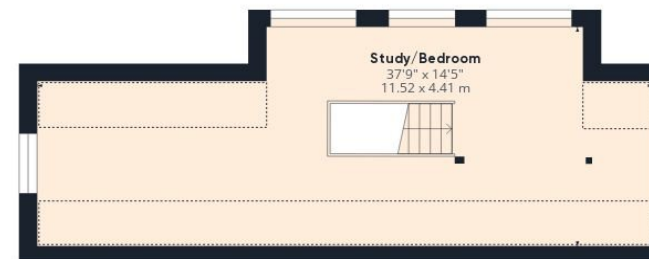
179.1 m<sup>2</sup>

**Reduced headroom**

213.31 ft<sup>2</sup>

19.82 m<sup>2</sup>

Awaiting EPC



**First Floor**

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