

**pocock & shaw**

Residential sales, lettings & management





1a Northfields  
Lode  
Cambridge. CB25 9EU

A detached, highly individual and very versatile three bedroom bungalow, situated on a pleasant corner plot in a picturesque village close to the National Trust owned 'Anglesey Abbey', providing excellent transport links and easy access to the A14, A11, M11, Cambridge and Cambridge North. EPC:D

Guide Price: £339,950





Lode is a very pretty and small village located approximately 6 miles east of central Cambridge, and from Cambridge North Station, and 8 miles west of Newmarket. The village has a post office/shop on the High Street and gastro style pub with further amenities in the nearby village of Bottisham, including a highly regarded restaurant and excellent primary and secondary schooling. Lode is home to Cambridge County Polo Club and is also close to Anglesey Abbey which forms part of the National Trust. There is easy access to the A14, leading to the A11 and M11 and to the Science Park & Cambridge North.

This individual three bedroom detached bungalow was built to exacting standards and is pleasingly located on a pleasant and private corner plot. The accommodation has been thoughtfully laid out to include a large sitting room with French doors leading into the part brick built conservatory, fitted kitchen, three bedrooms and the convenience of a fully tiled shower/wet room and separate WC. An interesting aspect is the converted garage providing a spacious light and airy and useful study/office space, or potential third bedroom.

With the benefit of double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

#### **Entrance Hall**

With an entrance door, covered porch above, inner lobby.

#### **Study/Bedroom 3**

With a window to the front aspect, radiator, access to loft space, wood effect laminate flooring.

#### **L Shaped Inner Hallway**

With an internal entrance door, useful storage cupboard with wooden shelving, housing the hot water tank and immersion heater, radiator.

#### **Sitting Room** 5.67m (18'7") x 3.53m (11'7")

With a window to the rear aspect, two radiators, fitted gas fire with back boiler, French doors to the conservatory, carpet flooring.

#### **Kitchen** 3.46m (11'4") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps, inset gas hob, double electric oven, space and plumbing for washing machine, space for fridge and freezer, tiled splashbacks, radiator, vinyl flooring, door to:

#### **Conservatory**

Part brick modern conservatory, with windows to rear and side, fitted blinds, radiator, door to rear garden, stable door to kitchen.

#### **Cloakroom**

Fitted with a two piece suite comprising a low level WC, wall mounted wash hand basin, with a window to front aspect, tiled splashbacks.

#### **Wet Room**

Comprising ceramic tiling to walls and floor, fitted shower and wall mounted wash hand basin, with a window to front aspect, radiator.

#### **Bedroom 1** 4.18m (13'9") max x 3.07m (10'1")

With a window to the side aspect, radiator, fitted carpet flooring.

#### **Bedroom 2** 3.01m (9'11") x 2.46m (8'1")

With a window to the side aspect, radiator, fitted carpet flooring, storage cupboard.

#### **OUTSIDE:**

The property is pleasingly positioned on a pleasant corner plot bordered by a mature hedge and timber fence, with a gravel driveway and concrete block footpath leading to the front door and to the pedestrian gated access to side leading to the rear garden.





The attractive and fully enclosed low maintenance rear garden is laid mainly with decorative stones and a concrete pathway, bordered by a mature hedge and timber fence to side and rear. A pathway at the rear leads to the useful brick-built garden store.

#### Services

Mains water, gas, drainage and electricity are connected.

#### Tenure

The property is freehold.

#### Council Tax Band: D

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. KLS

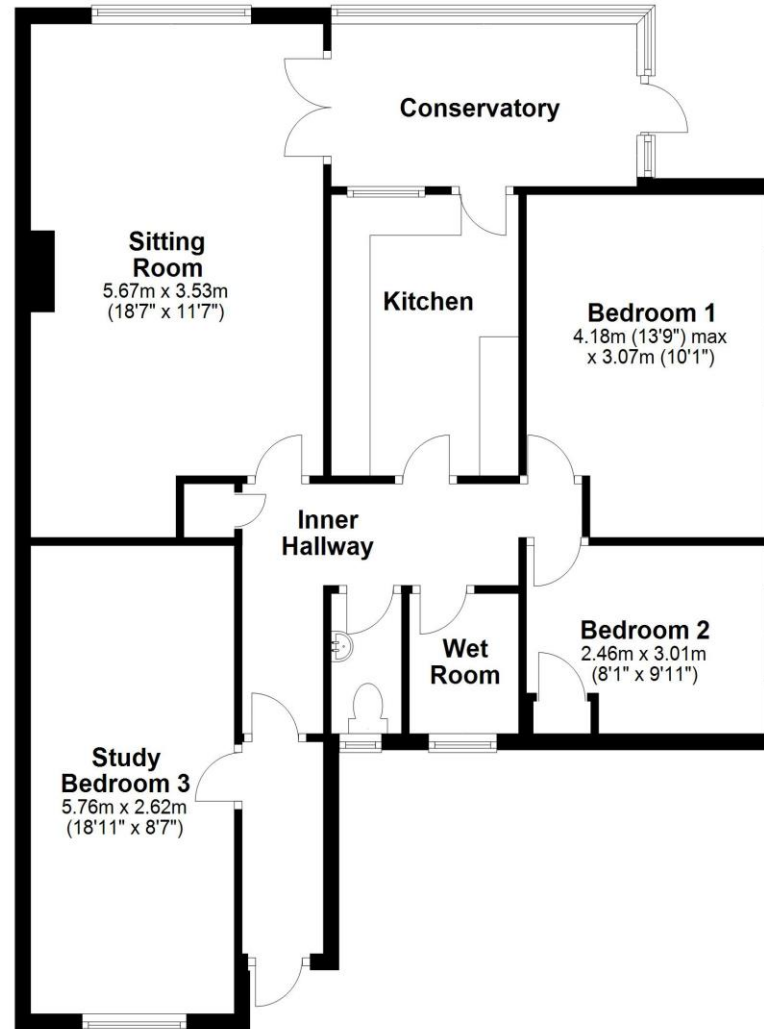
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**Ground Floor**  
Approx. 90.2 sq. metres (970.9 sq. feet)



Total area: approx. 90.2 sq. metres (970.9 sq. feet)

**An independent firm with five local offices and London marketing via the Mayfair Office**

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