



Mill Road, Lode, Cambridgeshire

Pocock + Shaw



18 Mill Road  
Lode  
Cambridgeshire  
CB25 9EN

A particularly spacious four bedroom semi-detached family home ideally positioned within the idyllic and sought after village of Lode, with convenient links to Cambridge, Cambridge North, Newmarket and the A14 road network. EPC:C

Guide Price £425,000





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 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 four bedroom semi detached family home is located in the sought after and highly desirable village setting and provides surprisingly spacious accommodation arranged over two floors and benefits from an entrance hall, an attractive dual aspect sitting room, fitted kitchen /breakfast room with an internal door to the integral garage and a ground floor cloak room. Upstairs are three double bedrooms and a further single bedroom. There is an unusually large fitted bathroom with corner bath and generous corner fitted shower enclosure. The home is further complimented by a paved driveway, off road parking and an established and enclosed rear garden.

With a gas fired radiator heating system, many double glazed windows and an abundance of storage space, in detail the accommodation comprises:-

## Ground Floor

### Entrance Hall

With a uPVC entrance door, a window to side aspect, radiator, TV connection point.

### Cloakroom

Fitted with a two piece suite comprising low level wc, hand wash basin with taps, tiled splashback, with a window to front aspect, radiator.

### Sitting/Dining Room 7.09m (23'3") x 3.99m (13'1")

A delightful light and airy dual aspect room with a window to front aspect, two double radiators, sliding double glazed patio doors to rear garden area.

### Kitchen/Breakfast Room 3.87m (12'8") x 3.60m (11'10")

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, wall mounted gas radiator heating boiler serving heating system and domestic hot water with heating timer control, plumbing for washing machine, space for fridge, freezer, tumble dryer and cooker, with a window to rear aspect, door to pantry cupboard, door to side leading to rear garden, internal door to:

### Inner Hallway

Sliding door to:

### Integral Garage

Integral brick built garage with pedestrian door, power and light connected, with a window to side aspect, up and over garage door.

## First Floor

### Landing

Access to loft space, doors to:

### Master Bedroom 3.87m (12'8") max x 3.77m (12'4")

With a window to front aspect, large fitted wardrobe, radiator.

### Bedroom 2 3.77m (12'4") x 2.98m (9'9")

With a window to front aspect, radiator, door to overstairs storage cupboard.

### Bedroom 3 3.23m (10'7") x 2.70m (8'10")

With a window to rear aspect, storage cupboard, radiator.

### Bedroom 4 / Office 2.74m (9') max x 2.27m (7'5")

With a window to rear aspect, storage cupboard, radiator, shaver point.

### Bathroom

Fitted with a five piece suite comprising corner bath with taps, wash hand basin in vanity unit with cupboard, storage under, mixer tap, tiled surround, mirror, shaver point and light, bidet, low-level WC, with a window to rear aspect, radiator.



## Outside

The property is set back from the road behind a block paved driveway providing off road parking for vehicles, and leading to the front door, to the garage and to the side gated pathway to the rear garden. Bordered by a picket fence plus an array of trees and shrubs, wooden timber picket fencing and mature conifer hedge to side, outside exterior lighting.

Enclosed private established rear garden with various mixed plants, shrubs and trees, timber panelled fencing and conifer hedge to rear, a raised paved sun patio seating area with ornamental wall, timber garden storage shed, garden storage area, garden tap.

## Tenure

The property is freehold.

## Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area.

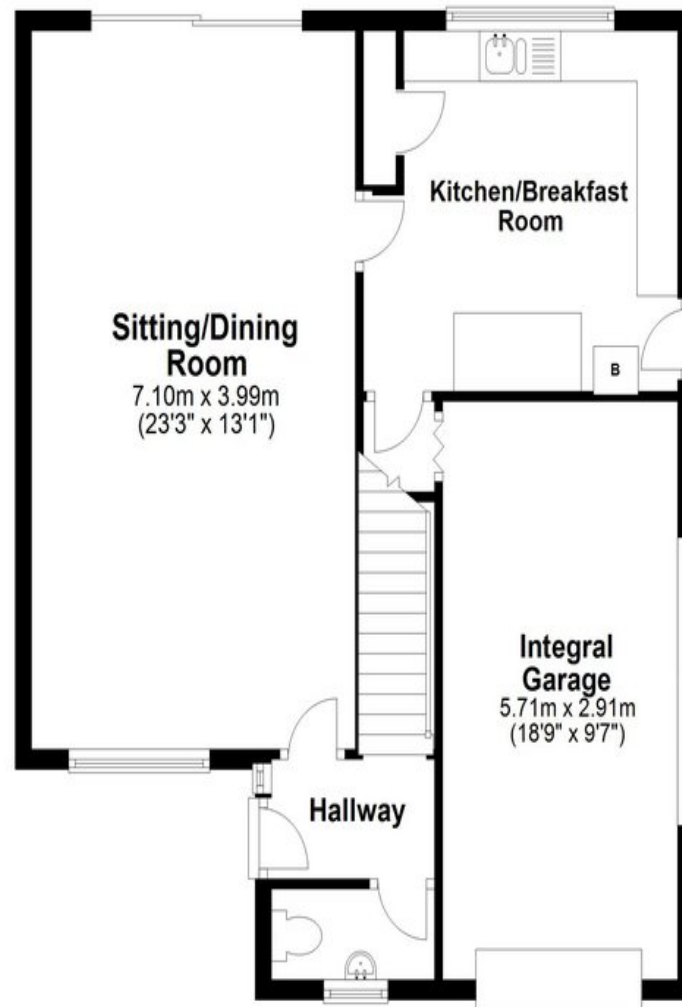
The property is in a low flood risk area.

## Council Tax Band: D

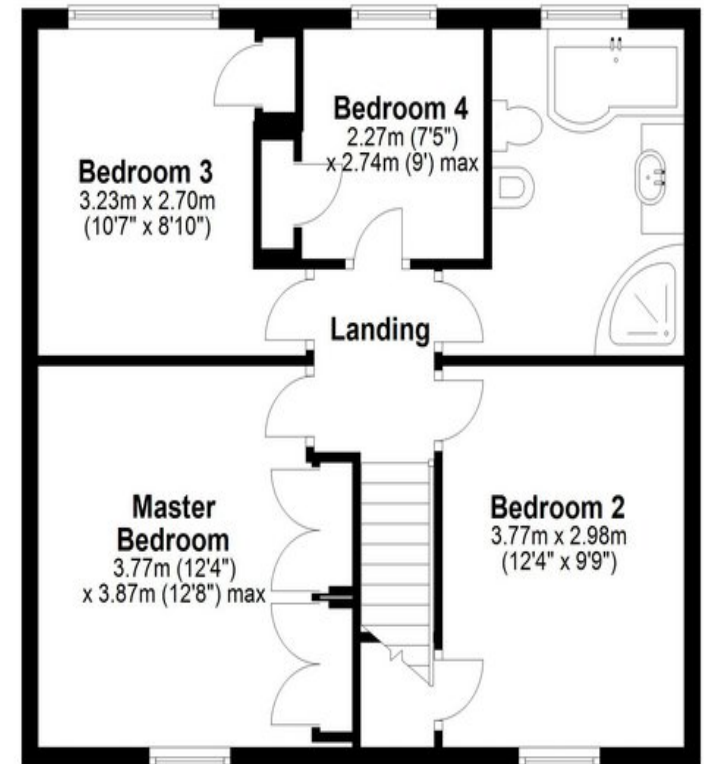
East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS

### Ground Floor



### 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

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