



Lambs Lane, Cottenham
CB24 8TB

Pocock + Shaw

51 Lambs Lane
Cottenham
Cambridge
Cambridgeshire
CB24 8TB

Situated on a large mature plot with an 80' rear garden and good sized front garden with ample off road parking. The property has been extended to include a large conservatory to the rear.

- Reception hall
- Sitting room
- Two bedrooms
- Bathroom
- Conservatory
- Loft room with shower room
- Gas radiator heating system
- 80' rear garden
- Ample off road parking with garage/ workshop

Offers in excess of £365,000



A well proportioned two bedroom semi detached home, located on a large mature plot with a good sized front garden and ample off road parking. The village offers a wide range of shops and amenities including the highly regarded primary school and village college.

Sealed unit double glazed entrance door to:

Reception hall Radiator, door to:

Sitting room 12'3" x 11'10" (3.73 m x 3.61 m) Window to the front, oak effect flooring, feature electric stove, double radiator.

Kitchen 11'9" x 9'10" (3.58 m x 3.00 m) Fitted range of units with contrasting work surface, inset single drainer stainless steel sink unit, double base unit. Continuation of work surface to opposing wall with further base units, and leaded light wall mounted display cupboard. Wall mounted Ideal Standard gas fired boiler, window and door to the rear. Double radiator.

Conservatory 23'5" x 10'2" (7.14 m x 3.10 m) Double French doors to the rear garden, windows to the rear and further glazed door to the rear. Double radiator.

Bedroom one 11'9" x 10'5" (3.59 m x 3.20 m) Window to the front, radiator, coved cornice. Fitted range of cupboards to one wall.

Bedroom two/Dining room 11'7" x 10'0" (3.54 m x 3.07 m) Stairs to loft room, double patio doors to the conservatory, radiator, coved cornice.

Shower room Fitted suite with vanity wash basin, enclosed cistern WC, and double corner shower cubicle. Ceramic tiling to the walls, double radiator.

Loft area Small landing with linen cupboard and double eaves storage cupboard.

Loft room 12'9" x 11'7" (3.89 m x 3.53 m) Window to the rear, radiator, door to:

Shower room Fitted suite with counter set wash basin with storage cupboard beneath, close coupled WC, and

corner shower cubicle. Part ceramic tiling to the walls and window to the rear.

Outside To the front there is a large gravelled forecourt providing ample off road parking, flower and shrub border, driveway to the side leading :

Rear garden Approx 80' in depth with single garage, at present configured as a work shop. Gravelled patio area. Numerous mature shrubs and bushes. Greenhouse. Pathway to lower garden area.

Services All mains services are connected

Tenure The property is Freehold

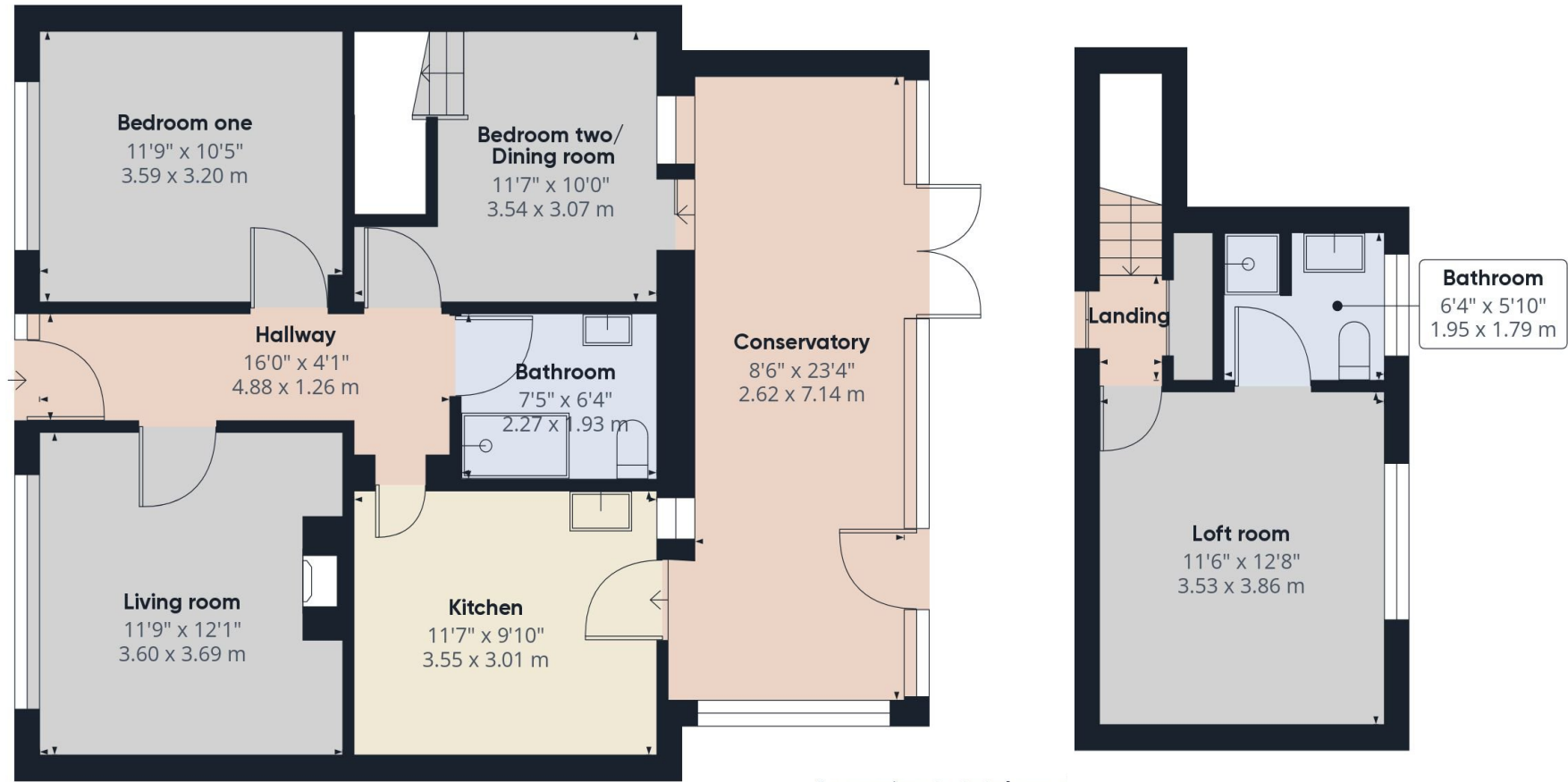
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Approximate total area

1044.66 ft²
97.05 m²

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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