



Lantree Crescent, Trumpington
CB2 9NJ

Pocock + Shaw

28 Lantree Crescent
Trumpington
Cambridge
Cambridgeshire
CB2 9NJ

A well proportioned 4 bedroom terraced house , located in a popular cul-de sac location close to the city centre, Addenbrooke's Hospital and M11

- Terraced 4 bedroom house
- 2 double and 2 single bedrooms
- Sitting room with bow window
- Dining room
- Kitchen
- Cloakroom
- Double glazing and gas central heating
- Garage
- Enclosed rear garden

Guide Price £475,000



Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are close by including excellent shopping, with Waitrose a short walk away. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

The accommodation briefly comprises; entrance hall with stairs rising to the first floor, cloakroom, sitting room with large bow window to the front aspect flooding the room with natural light, open to the dining room, with large windows and a door to the rear. The kitchen is accessible from both the hallway and dining room with potential to make an open plan kitchen/dining space, the kitchen is fitted with a range of units with work surfaces.

First floor landing, four bedrooms, two doubles and two singles, bedrooms one, two and three have fitted wardrobes. Bathroom with three-piece suite and ceramic tiling.

Outside- open plan frontage which is predominantly laid to lawn. Enclosed rear garden with gated access.

The property would now benefit from some updating and, in detail, the accommodation comprises;

Ground Floor with part glazed upvc door to

Reception hallway with stairs to first floor, understairs cupboard, radiator.

Cloakroom with window to front, WC, corner wash handbasin with tiled splashbacks, wall mounted Baxi gas central heating boiler.

Sitting room 16'0" x 10'6" (4.87 m x 3.19 m) with bow window to front, radiator, cork tiled flooring, opening onto

Dining room 12'8" x 10'0" (3.85 m x 3.04 m) with glazed door and full length window to rear garden, radiator, cork tiled flooring, door to

Kitchen 9'11" x 9'11" (3.02 m x 3.03 m) with part glazed door and window to garden, good range of built in wall and base units with roll top work surfaces and tiled splashbacks, space for gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, stainless steel sink unit and drainer.

First Floor

Landing with loft access hatch, built in cupboard.

Bedroom 1 11'11" x 9'8" (3.64 m x 2.95 m) with window to front, radiator, door to built in wardrobe cupboard with clothes hanging rail and shelf.

Bedroom 2 8'9" x 8'1" (2.67 m x 2.46 m) with window to rear with views to garden, radiator, airing cupboard with factory lagged hot water tank and slatted wood shelving, built in wardrobe cupboard with clothes hanging rail and shelving, exposed timber floorboards.

Bedroom 3 8'4" x 7'6" (2.54 m x 2.29 m) with window to rear, wash basin with tiled splashbacks, radiator.

Bedroom 4 10'10" x 7'10" (3.29 m x 2.38 m) with window to front, radiator, deep built in cupboard.

Bathroom with window to rear, panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, wash handbasin, WC, shaver point, heated towel rail.

Outside Open plan lawn area to the front with flower and shrub borders and path to front door. Enclosed rear garden 7m x 6m (approx) with lawn, path and paved seating area. The whole offering a good degree of privacy. Outside tap and light on sensor. Single garage in block nearby.

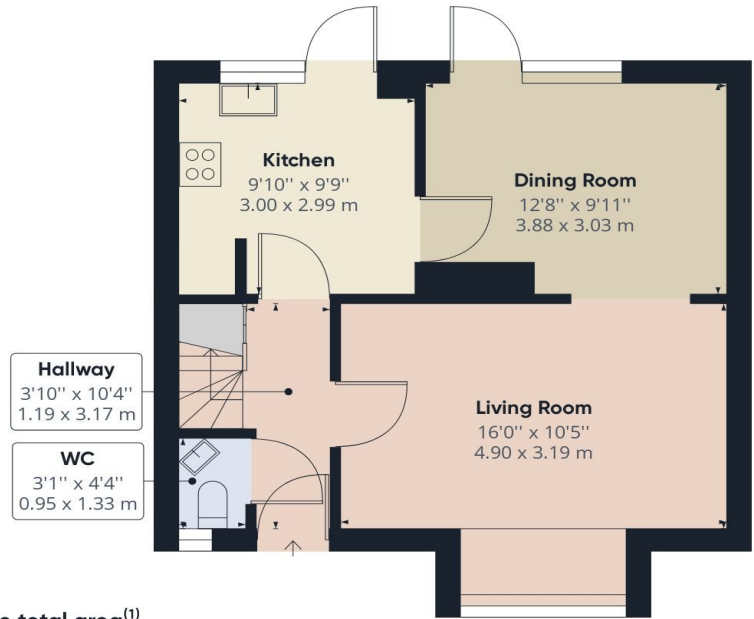
Services All mains services.

Tenure The property is Freehold



Council tax Band D

Viewing By arrangement with Pocock & Shaw

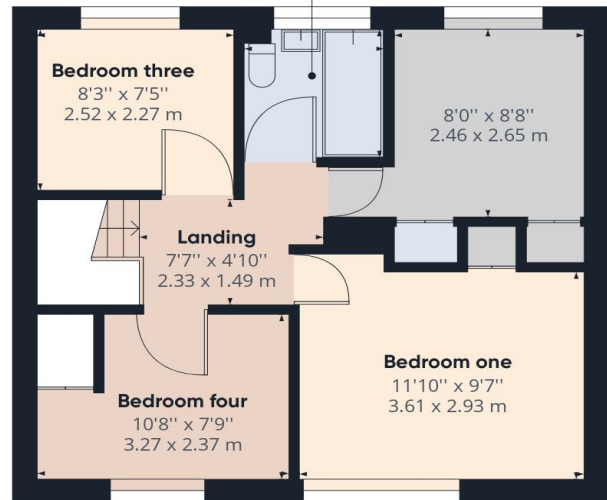


Approximate total area⁽¹⁾

911.10 ft²

84.64 m²

Bathroom
5'10" x 6'0"
1.78 x 1.83 m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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. (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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