



Mill Road, Lode, Cambridge

Pocock + Shaw



16 Mill Road  
Lode  
Cambridgeshire  
CB25 9EN

A spacious, inviting and vibrant four bedroom family home, meticulously updated, hugely improved and extended in recent times, positioned in an attractive no through road in this highly regarded village. Convenient links to Cambridge, Cambridge North, Newmarket and the A14 road network. EPC:C

Asking Price £499,950





Lode is a very pretty and quaint 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 particularly spacious four bedroom semi-detached family home is ideally positioned within this sought after village setting and provides versatile and beautifully presented accommodation arranged over two floors. The home benefits from an inviting entrance hall, an attractive dual aspect sitting room opening out to the generous dining area, with large sliding doors leading to the rear garden, a superb modern fitted kitchen, plus a versatile family/play room and a ground floor cloak room. Upstairs are four good bedrooms and a very well appointed modern shower room with underfloor heating. The home is further complimented by a driveway, off road parking and a delightful landscaped enclosed rear garden with split level granite paved patios and pathway. Of note is 'Dad's shed' an impressive timber shed/workshop with mezzanine floor and storage units, power and lighting are connected.

With a gas fired radiator heating system, double glazed windows and doors and many new radiators in detail the accommodation comprises:-

#### **Entrance Hall**

With a part glazed entrance door, radiator, laminate flooring, stairs rising to first floor.

#### **Sitting Room** 6.90m (22'7") x 3.95m (13')

A spacious double aspect room, window to front aspect, two radiators, fitted carpet, pendant lights, open plan to:

#### **Dining Room** 4.60m (15'1") max x 3.40m (11'2")

With a window to rear aspect, radiator, large sliding door to garden, carpet flooring.

#### **Kitchen** 4.00m (13'2") x 3.53m (11'7")

Stunning fitted base and eye level units with walnut staved worktops, island unit with integrated four ring Miele induction hob with extractor above, integrated dishwasher, integrated fridge and freezer, dual electric fan oven and grill, space and plumbing for washing machine, window to rear aspect, archway to dining area, wall mounted gas boiler serving heating system and domestic hot water, door to side, ceramic tiled flooring, fitted ceiling spotlights.

#### **Family / Play Room** 5.70m (18'9") x 2.92m (9'7")

With windows to front and side aspects, radiator, fitted carpet, door to store cupboard with floor safe, door to side.

#### **Cloakroom**

Fitted with a two piece suite comprising, wash hand basin above the low-level WC, full height tiled surround, heated towel rail, laminate flooring, recessed spotlights, window to front aspect.

#### **First Floor**

#### **Landing**

Access to part boarded loft space, fitted carpet.

#### **Bedroom 1** 3.98m (13'1") max x 3.60m (11'10")

With a window to front aspect, radiator, fitted carpet.

#### **Bedroom 2** 3.66m (12') x 2.97m (9'9")

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

#### **Bedroom 3** 3.24m (10'8") max x 3.21m (10'7")

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

#### **Bedroom 4** 3.21m (10'7") x 2.95m (9'8") max

With a window to rear aspect, radiator, fitted carpet.

#### **Shower Room** 2.63m (8'8") x 2.25m (7'4")

With underfloor heating and fitted with a three piece matching suite comprising large shower enclosure with glass screen doors, wash hand basin, low level wc, Travertine natural stone tiled flooring and ceiling height tiling to walls, window to rear aspect, wall mounted mirror, useful storage cupboard with shelving, heated towel rail.



## Outside:

Mature established front garden with a variety of mixed plants and shrubs, driveway providing off road parking, pathway leads to front and side pedestrian gate, ornamental brick wall and mature hedge to front. silver granite patio and step leading to front door.

The delightful landscaped enclosed rear garden, timber panelled fencing to rear and sides, mainly laid to gravel, stepped sun patio of silver granite with barbecue area, raised borders with a super selection of planting and shrubs, black bamboo, Virginia creeper and flower beds to name a few, 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.

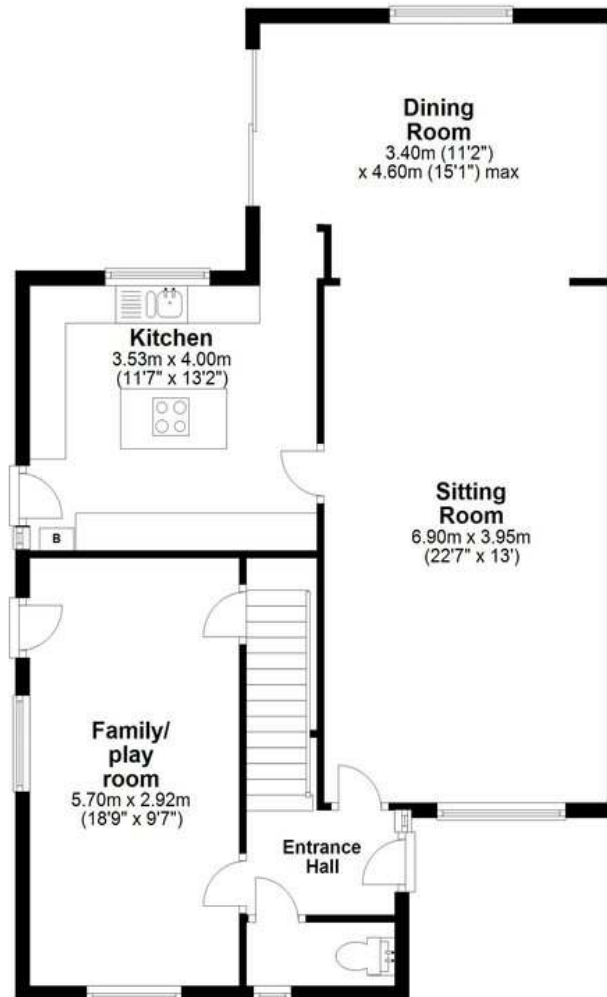
## Council Tax Band: D

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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