



Lambs Lane, Cottenham  
CB24 8TB

Pocock + Shaw

55 Lambs Lane  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TB

A very spacious and well presented four bedroom semi detached home, set on a good sized plot, with ample off road parking and enclosed rear garden. With a large sitting room, conservatory, and fourth bedroom/ family room with en-suite.

- Entrance porch
- Large sitting room
- Bedroom four/ family room
- Conservatory
- Fitted kitchen
- Three good sized first floor bedrooms
- Family bathroom
- Enclosed rear garden with timber deck
- Ample off road parking

Offers in region of £399,950



Set in the heart of the village, this semi detached family home is just a short walk from the highly regarded primary school and village college. The village offers a wide range of shops and amenities, all of which are in walking distance.

The property offers very flexible accommodation, with a versatile ground floor bedroom/ family room with en-suite, a large sitting room and conservatory, three first floor bedrooms and family bathroom.

#### Part glazed entrance door:

**Entrance porch** 5'4" x 4'0" (1.63 m x 1.22 m) Window to the side. radiator, multi pane glazed door to:

**Sitting room** 24'6" x 11'0" (7.47 m x 3.35 m) Window to the front, radiator, door to stair case rising to the first floor with built in cupboard beneath. Double patio doors to conservatory. Door to:

**Bedroom four/ Family room** 12'3" x 7'8" (3.73 m x 2.34 m) Window to the front, radiator, recessed spotlights to ceiling. Door to:

**En-suite shower room** Fitted white suite with pedestal wash basin, close coupled WC, tiled double shower cubicle, ceramic tiling to the walls, heated towel rail/ radiator.

**Kitchen** 9'9" x 6'11" (2.97 m x 2.11 m) Fitted range of units with contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, double base units. Inset Neff four burner ceramic hob, Candy single oven. Space and plumbing for dishwasher, range of matching wall mounted cupboards. Window to the rear.

**Conservatory** 19'9" x 7'10" (6.02 m x 2.39 m) Sealed unit double glazed windows to the rear and side, double French doors to the rear garden. Space and plumbing for washing machine.

**First floor landing** Single linen cupboard and single cupboard housing a Worcester gas fired heating boiler.

**Bedroom one** 11'0" x 11'2" (3.35 m x 3.40 m) Window to the rear, radiator, two double fitted wardrobes.

**Bedroom two** 10'5" x 9'2" (3.17 m x 2.79 m) Window to the front, radiator, coved cornice.

**Bedroom three** 10'0" x 7'6" (3.05 m x 2.29 m) Window to the front, radiator.

**Bathroom** Fitted white suite with pedestal wash basin, bath, with mixer tap and fitted shower above. Part ceramic tiled splashback, window to the rear and radiator.

**Separate WC** Close coupled WC, window to the rear.

#### Outside

**Front garden** A large garden area with driveway providing off road parking for three vehicles, lawned area, gated pedestrian access to the rear garden.

**Rear garden** An enclosed rear garden, with lawn area, raised timber decked patio. Enclosed timber side store/ shed.

**Services** All mains services are connected

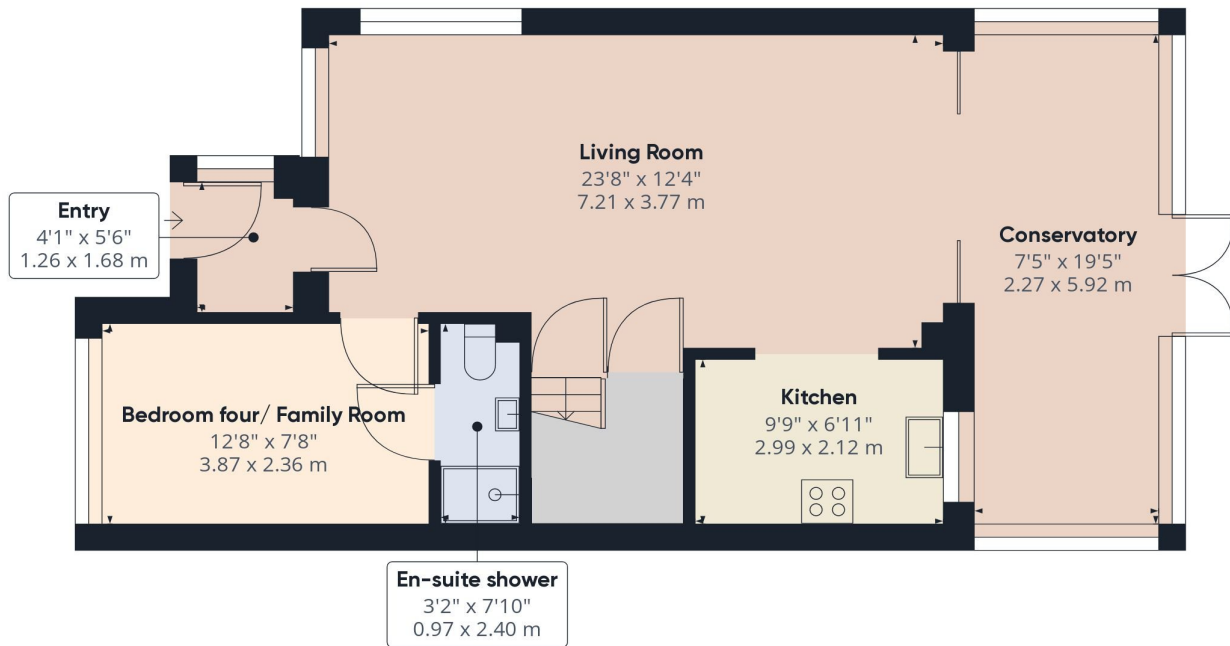
**Tenure** Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw

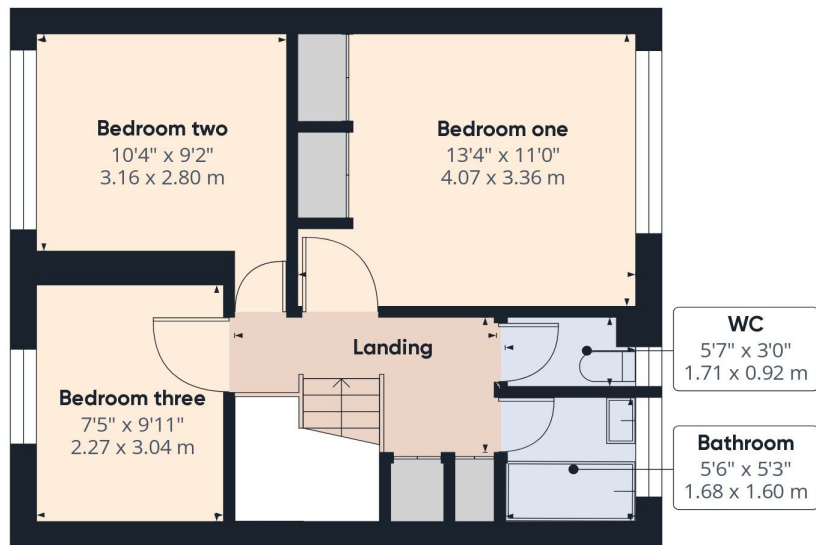
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





**Approximate total area**

1136.48 ft<sup>2</sup>  
105.58 m<sup>2</sup>



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