



Lingholme Close, Cambridge
CB4 3HW

Pocock + Shaw

5 Lingholme Close
Cambridge
Cambridgeshire
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An extended and improved two bedroom house within a residential cul-de-sac close to the city centre, just off Histon Road.

- Two bedroom end terrace house
- Set back from the road with front garden
- Extended and much improved
- Spacious entrance area with feature staircase and wet room
- Sitting/ dining room
- Semi open plan kitchen
- 2 double bedrooms
- First floor bathroom
- Garden studio/ office
- Enclosed rear garden
- No upward chain

Guide Price £450,000



Lingholme Close is a quiet tree lined cul-de-sac just off Warwick Road, at the junction of Histon Road and Gilbert Road, just over a mile north of the city centre with schools and a recreation ground nearby. There is easy access into the centre, the A14/M11, the Science and Business Parks and also conveniently situated for the University and Colleges, especially the west Cambridge site.

This well presented 2 bedroom end of terrace house has been remodelled/ extended and now offers a very well presented and upgraded home with many appealing features, an enclosed rear garden, a front garden and a brick built garden office/studio.

Enjoying being set back from the road and with no onward chain, the accommodation in detail comprises;

Ground Floor Part glazed 'Millenco' composite door to

Entrance hallway/ lobby 10'10" x 10'4" (3.29 m x 3.14 m) spacious area with custom built architectural staircase with cast iron frame and floating beech steps, radiator, wall light points, coat hooks, beechwood flooring (Junkers)

Wet room fully tiled walls and floor, WC, wash handbasin with glass shelf and mirror over, chrome Triton shower unit with flush floor drain, extractor fan, chrome heated towel rail, recessed ceiling spotlights.

Kitchen 9'0" x 8'8" (2.75 m x 2.64 m) with window to front, good range of fitted wall and base units with roll top work surfaces and mosaic tiled splashbacks, one and a quarter bowl ceramic sink unit and drainer with mixer tap, built in Siemens electric hob with Siemens stainless steel chimney extractor hood over and double oven below, space for fridge/freezer, open shelving to part of one wall, space and plumbing for washing machine, Bosch dishwasher, recessed ceiling spotlights, ceramic tiled flooring.

Sitting/ Dining room 19'5" x 13'0" (5.91 m x 3.96 m) with window to side, window and patio doors with glazed side panels to rear garden, built in shelving to one wall with mirror and wall light, wall light points, two radiators, recessed ceiling spotlights (all lights on

dimmer controls), Junkers beech flooring under existing carpet.

First floor

Landing with window to front, part galleried to ground floor with beech and chrome balustrading, built in cupboard with Ideal Vogue 6C32 gas combination boiler and fuse box.

Bedroom 1 13'1" x 10'5" (4.00 m x 3.18 m) with window to rear, sliding doors to built in wardrobe with hanging rail, drawer unit and shelving, radiator.

Bedroom 2 13'1" x 8'10" (4.00 m x 2.68 m) with window to rear, radiator, loft access hatch.

Bathroom with window to front, fully tiled walls and flooring, panelled bath with chrome Mira shower unit and glass shower screen over, wash handbasin, WC, wall cabinet with mirror fronted door and open shelving to side, extractor fan, chrome heated towel rail, ceiling mounted spotlight unit.

Outside The property is at the end of the terrace and enjoys being set back from the road with an attractive front garden, laid to lawn with a path to the front door, low maintenance herb area, apple and pear trees, timber shed/ bin area, further mature flower and shrub borders, external power points, paved area adjacent to the front of the house with enough space for table and chairs (gets the evening sun).

Rear garden 23'0" x 14'2" (7.00 m x 4.31 m) paved rear garden with raised brick flower and shrub borders, timber fence and brick wall surround. Outside tap and light. Paved side passage to front, timber side gate.

Brick built garden office/ studio 12'6" x 9'2" (3.80 m x 2.80 m) uPVC patio doors and full length glazed side panels to rear garden, ceiling timbers, power points, ceramic tiled flooring.

Services All mains services

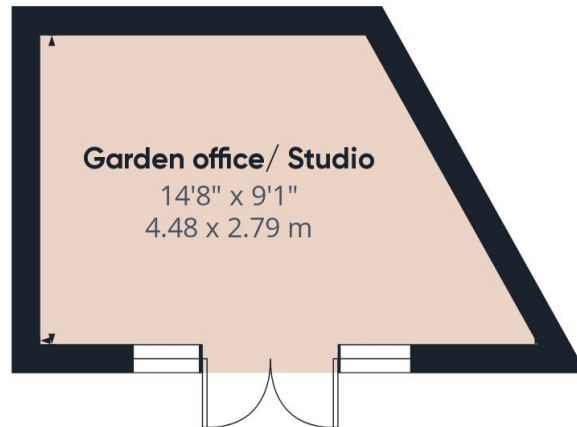
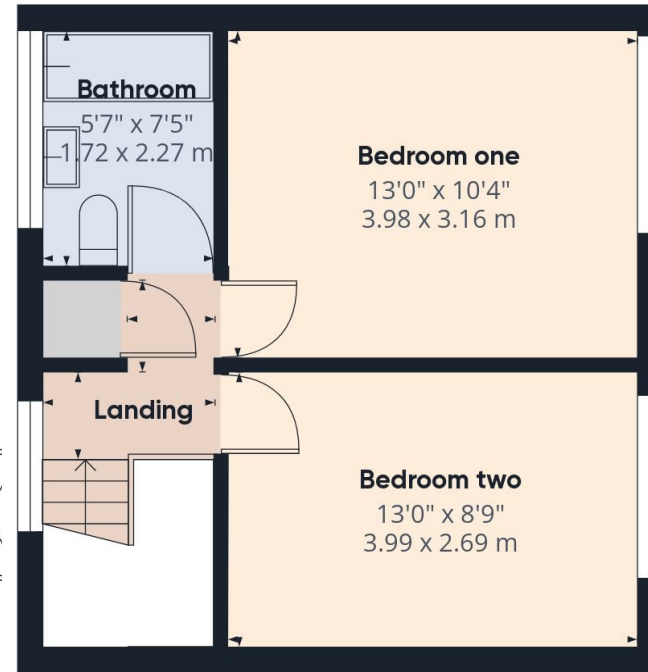
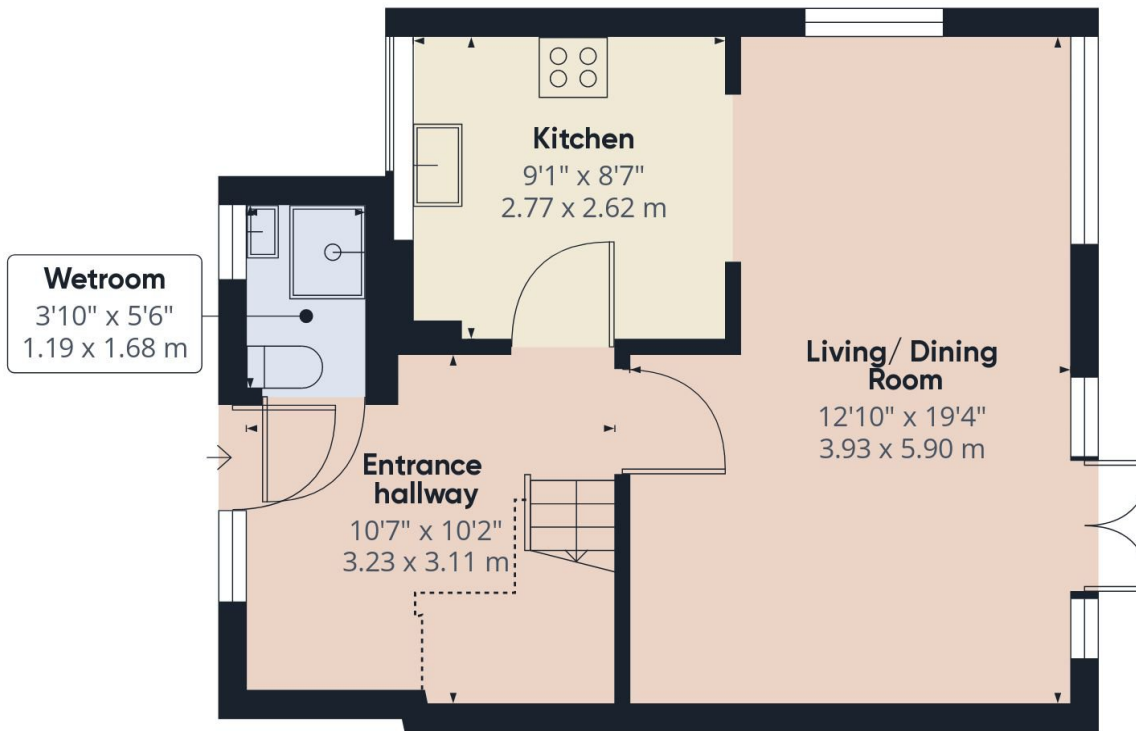
Council Tax Band B

Tenure The property is Freehold

Viewing By Arrangement with Pocock + Shaw







Approximate total area

875.31 ft²

81.32 m²

Reduced headroom

24.87 ft²

2.31 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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. 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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