

ENTRANCE PORCH External door, leading to:

L-shaped LOUNGE/DINER 19' 11" x 13' 8" narrowing to 12' 8" (6.07m x 4.17m)

LOUNGE AREA Double glazed window to front aspect, built in cupboard, fireplace with brick surround, radiator, opening to dining area.

DINING AREA Double glazed window to front aspect, radiator, door to rear hallway.

REAR HALLWAY Doors to bathroom and kitchen, double glazed sliding door to garden, stairs rising to first floor.

KITCHEN 10' 10" x 7' 2" (3.3m x 2.18m) Double glazed window to rear aspect, range of matching base and wall mounted units with work surfaces, tiled splash backs, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer, built in oven, hob and extractor.

GROUND FLOOR BATHROOM Obscured double glazed window to rear aspect, w.c, wash hand basin, bath with shower over, tiled splash backs, radiator.

FIRST FLOOR LANDING Doors to bedroom one and two.

BEDROOM ONE 19' 10" x 9' 7" (6.05m x 2.92m) Double glazed window to rear aspect, velux window to front, fitted wardrobes, eaves storage space, office space with velux window to front.

BEDROOM TWO 19' 10" x 11' 4" narrowing to 7' 10" (6.05m x 3.45m) Double glazed window to rear aspect, velux window to front, airing cupboard housing hot water cylinder and shelving, built in cupboard, storage into recess.



LOCATION AND FACILITIES Lolworth is a picturesque village which is nestled in the countryside and yet only 8 miles (12.87 km) from the university city of Cambridge.

The village has a pleasant mix of character properties, including barn conversions and farms with an attractive central green. The village hall offers space for the community and each Friday is used as a public house.

Delightful walks surround the village and you can walk through to several of the surrounding villages such as Bar Hill, Elsworth, Knapwell, and Boxworth; perfect for countryside walks to exercise the dog.

With easy access to shopping in Bar Hill, Cambourne and St Ives, Lolworth benefits significantly from the expansion of the A14, with its access bridge into the village. The local primary school is in Bar Hill and a school bus is laid on for children to attend the highly regarded Swavesey Village College which is rated outstanding by Ofsted.

Local facilities include a children's playground and All Saints church. Situated next to the village green is Robinson Hall, formerly the old village school, which underwent major restoration in 2008.

OUTSIDE To the front of the property there is a range of plant and shrub borders with gated access into the rear garden and overlooking greenery to the front. The rear garden is laid mainly to lawn overlooking the fields, enclosed by fencing, a wide range of plant and shrub borders, patio area, shed, outside tap.

AGENTS NOTE Please note that we are aware that a flying freehold affects the property, for more information regarding this please contact us.



Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 72.1 sq. metres (776.2 sq. feet)

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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18 High Street, Lolworth,
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Guide Price £260,000 Freehold

Overlooking both allotments and a wild flower meadow to the front as well as field views to the rear, this unique property will appeal to the buyer seeking a rural home in the countryside, but with easy access to Cambridge along with footpath access to Bar Hill.

Ground floor accommodation living room and open plan to dining room, a modern kitchen and ground floor bathroom. The first floor comprises two large double bedrooms with built in wardrobes, with potential to divide into three bedrooms. There is a front garden and reasonable rear garden, with on street parking.



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