

ENTRANCE DOOR Leading into sitting room.

SITTING ROOM 14' 2" x 10' 10" (4.32m x 3.3m) Double glazed window to front, door to open plan kitchen/dining/family room, fireplace with slate hearth and timber surround with inset multi fuel burning stove, stairs leading to first floor. Alarm pad for house alarm (included in sale).

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 21' 6" x 21' 6" (6.55m x 6.55m)

DINING AREA 21' 6" x 8' 6" (6.55m x 2.59m)

LIVING ROOM 15' 4" x 11' 11" (4.67m x 3.63m) Two sets of bi-fold doors leading to the rear garden, inset spot lights to ceiling, underfloor heating.

KITCHEN Range of fully fitted wall and base units, drawers under butchers block worktops, worksurfaces over and return splash back. Ceramic sink unit with mixer tap, range cooker with five ring gas hob, three ovens, stainless steel splash back and extractor hood over. Integrated dishwasher, space for fridge/freezer, inset spot lights to ceiling.

UTILITY ROOM 6' 5" x 4' 11" (1.96m x 1.5m) Double glazed door to garden, range of fully fitted wall and base units, butchers block worksurface over and return splash back. Stainless steel sink unit with mixer, wall mounted gas boiler, plumbing for washing machine, inset spot lights to ceiling.

DOWNSTAIRS CLOAKROOM W.C, hand basin, tiled splash back, radiator, inset spot lights to ceiling, extractor fan.

FAMILY ROOM/OFFICE 11' 0" x 10' 4" (3.35m x 3.15m) Double glazed window to front, under stairs storage cupboard, radiator.

FIRST FLOOR LANDING Doors off to all rooms, loft access.

BEDROOM ONE 14' 1" x 10' 11" (4.29m x 3.33m) Double glazed window to front, radiator, door to en-suite.



EN-SUITE SHOWER ROOM W.C, hand basin, tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan, inset spot lights to ceiling.



BEDROOM TWO 10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window to front, radiator.

BEDROOM THREE 8' 9" x 7' 0" (2.67m x 2.13m) Double glazed window to rear, radiator.

BEDROOM FOUR 8' 9" x 8' 4" (2.67m x 2.54m) Double glazed window to rear, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, w.c, hand basin, bath with tiled splash back and chrome shower attachment over, chrome heated towel rail, extractor fan, shaver point, inset spot lights to ceiling.



GARDENS AND PARKING To the front of the property is a block paved driveway providing off road parking for numerous vehicles with external car charging unit and gated access leads to the rear garden. The rear garden is laid mainly to lawn, with a paved patio area and is enclosed by fencing and a south/westly facing aspect. Included in the sale, a log cabin which could easily be used as a home office or workshop, currently it is a gym with internet point, power and light connected, also a playhouse with power and light connected.





5 school lane

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5 School Lane, Swavesey, Cambridge,
CB24 4RL

Guide Price £450,000 Freehold

A beautifully renovated and extended four bedroom cottage situated in the heart of this sought after village. The property has undergone a total renovation of the original cottage, yet still offers character such as the log burning stove, traditional style kitchen and windows with shutters. To the rear of the property is a much requested open plan kitchen/dining/family room with dual bi-folds doors opening into the generous south/west facing rear garden and gym/workshop. A short walk to the successful school, pub, village shops, coffee shop and guided bus into Cambridge.



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