

HALLWAY Airing cupboard with shelving, generous loft access leading to boarded loft with Velux windows, alarm pad.

LOUNGE 19' 6" x 11' 7" (5.94m x 3.53m) Double glazed windows to side and rear, French doors to conservatory. Gas fire with stone surround and granite hearth.

KITCHEN/DINING ROOM 15' 7" x 11' 6" (4.75m x 3.51m) Double glazed window to rear, range of fully fitted wall and base units with drawers under, rolled edge work surface over and tiled splash back, stainless steel one and a half sink unit and mixer tap, integrated dishwasher and fridge, stainless steel double Neff oven, four ring halogen hob and extractor hood over, inset spotlights to ceiling, tiled floor, door to utility room.

UTILITY ROOM 9' 5" x 6' 1" (2.87m x 1.85m) Obscured double glazed door to rear, double glazed window to side. Range of built in wall units and base units with drawers under, rolled edge work surface over and tiled splash back, stainless steel sink unit with mixer tap, wall mounted gas boiler, plumbing and space for washing machine, tumble dryer and space for additional fridge, tiled floor.

CONSERVATORY 17' 1" x 10' 11" (5.21m x 3.33m) Brick built and double glazed, French doors to garden and tiled floor.

BEDROOM ONE 15' 10" x 10' 11" (4.83m x 3.33m) Double glazed windows to front and side, range of built in wardrobes with shelving and hanging.

ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit, with fully tiled walls, corner quadrant shower cubicle with chrome shower fitting, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.

BEDROOM TWO 12' 0" x 9' 3" (3.66m x 2.82m) Double glazed window to front, under floor heating.

BEDROOM THREE 9' 4" x 6' 11" (2.84m x 2.11m) Double glazed window to side.

BATHROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit, storage cupboard and



drawer, bath with shower attachment over and tiled splash back, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.

PARKING AND GARDENS To the front of the property is a gravelled driveway providing off road parking. Gated access leads to the rear garden which is mainly laid to lawn and enclosed by fencing with paved patio area and outside tap. timber shed.

LOCATION Cottenham is found about 7 miles (11.27 kilometres) north from Cambridge and 11 miles (17.7 kilometres) south-west of Ely.

VILLAGE INFORMATION Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village.

Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community.

FACILITIES There are three pubs in the village The Hop Bind – an old former coaching inn showing sporting events and offering pool and darts with a heated beer garden. The Waggon & Horses – a small, old-fashioned pub down one of Cottenham's back streets and The Chequers – a pub and restaurant focusing on Italian food and baked pizza. There is also an award-winning Indian restaurant and take away.



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41a Lambs Lane, Cottenham, Cambridge,
CB24 8TB

£425,000 Freehold

chain free, three bedroom detached bungalow situated within a quiet lane and yet central to the village and its many amenities. The property was constructed in 2011 and is offered for sale in very good order throughout, the accommodation includes a generous hallway, three bedrooms with en suite to master and a family bathroom. There is also the advantage of a spacious and light conservatory, under floor heating throughout and a private and low maintenance rear garden.



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