

ENTRANCE HALLWAY External door to front, further door to living room.

LIVING ROOM 13' 9" x 12' 5" max (4.19m x 3.78m)
Double glazed window to front aspect, double glazed window to side aspect, single radiator, stairs rising to first floor, under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM Double glazed window to side aspect, low level w.c, single radiator, wash basin, tiled splashbacks.

KITCHEN/DINING ROOM 12' 4" x 10' 9" (3.76m x 3.28m)
Double glazed window to rear aspect, double glazed door to garden, range of matching base and wall mounted units with work surface, sink unit, water softener, tiled splash backs, inset electric oven, four burner gas hob, extractor canopy, space for fridge, space and plumbing for washing machine, space for dishwasher, double radiator.

FIRST FLOOR LANDING Loft access, door leading to first floor rooms.

BEDROOM ONE 12' 5" x 8' 8" (3.78m x 2.64m) Double glazed window to rear aspect, single radiator.

BEDROOM TWO 12' 5" x 8' 0" (3.78m x 2.44m) Double glazed window to front aspect, single radiator.

BEDROOM THREE 9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window to side aspect, single radiator, built in cupboard.

BATHROOM Double glazed window to side aspect, re-fitted suite comprising panel enclosed bath with Aqualisa shower, bi-fold shower door, inset w.c, vanity unit wash basin, heated towel rail, tiled walls, airing cupboard housing new combination boiler.

GARDENS AND PARKING To the front of the property is a landscaped garden, two parallel parking spaces, type two electric vehicle charging point and an additional garden which is currently used for growing vegetables. The side access houses two sheds and leads to the rear garden which is mainly laid to lawn, has a paved patio various mature trees and shrubs set to borders and beds .



LOCATION Oakington is a small village positioned approximately 5 miles (8.04 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives and offers convenient access the nearby A14 and M11.

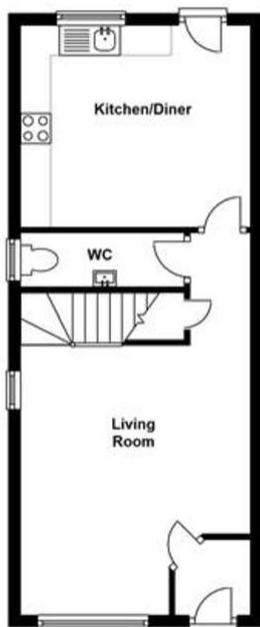
INFORMATION There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions as a village hall. There are further recreational green spaces on the east of the village, Mansell Wood and Centenary Wood. Local sports clubs include Oakington and Westwick bowls club, Oakington & Westwick tennis club and the football club the Oakington Vikings.

Schooling in the village ranges from a day nursery to a Church of England primary school located on Water Lane. The school catchment for Oakington is Impington Village College which receives positive inspection reports from OFSTED and also provides a 6th form for its pupils and sports centre.

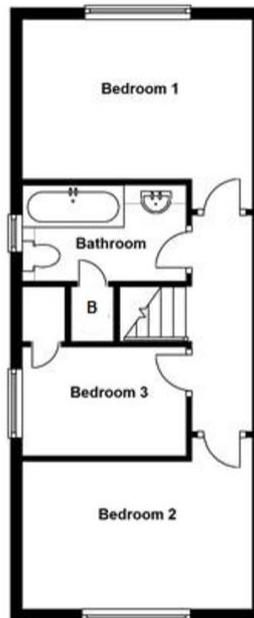
FACILITIES The White Horse public house is a traditional English family pub with two bars and a pub garden, which hosts weekly poker night, pétanque, darts and a quiz Night. There is a large garden centre with café and a local convenience store with a post office. Oakington closely borders some larger villages including Cottenham and Histon, which also provides many additional facilities.



Ground Floor
Approx. 37.2 sq. metres (400.7 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

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14 Kettles Close, Oakington, Cambridge,
CB24 3XA

£320,000 Freehold

Situated within a quiet corner plot, yet central to the wide range of amenities offered within this sought after village. The property would make an ideal first or second time buy, with an open plan kitchen/dining room overlooking the rear garden. There are three bedrooms on the first floor and modern bathroom with ground floor w.c.



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