

ENTRANCE HALL Stairs to first floor, doors off, radiator.

LOUNGE 19' 1" x 10' 8" (5.82m x 3.25m) Double glazed window to front, French doors leading to conservatory. Log burning stove, inset to fireplace with granite tiled hearth, double doors leading to dining room and original parquet flooring.

CONSERVATORY 19' 2" x 12' 8" (5.84m x 3.86m) Brick built and double glazed construction with two sets of French doors to the garden, two radiators, tiled floor.

DINING ROOM 10' 11" x 10' 10" (3.33m x 3.3m) Double glazed French doors to conservatory, original parquet flooring.

GROUND FLOOR SHOWER ROOM Obscured double glazed window to front, wc, hand basin inset to vanity unit with tiled splash back, fully tiled walls, chrome shower fitting, two heated towel rails, inset spotlights to ceiling, extractor fan.

KITCHEN/BREAKFAST ROOM 10' 10" x 10' 0" (3.3m x 3.05m) Double glazed window to rear, range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splash back, one and a half stainless steel sink unit with mixer tap, space for cooker, integrated dishwasher, radiator. Door to side lobby.

FIRST FLOOR GALLERIED LANDING Double glazed window to front, doors to bedrooms and bathroom, airing cupboard housing hot water tank and boiler.

BEDROOM ONE 15' 0" x 10' 0" (4.57m x 3.05m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 10" x 8' 8" (3.61m x 2.64m) Double glazed window to front, radiator.

BEDROOM THREE 10' 11" x 10' 1" (3.33m x 3.07m) Double glazed window to rear, radiator, access to boarded loft.

BEDROOM FOUR 11' 0" x 7' 11" (3.35m x 2.41m) Double glazed window to rear, radiator.



FIRST FLOOR BATHROOM Obscured double glazed window to front, wc, hand basin, bath, chrome shower fitting, tiled splash backs, heated towel rail, tiled floor.

PARKING AND GARDENS To the front of the property is a five bar gated entrance leading to a gravel driveway providing off road parking for numerous vehicles, leading to the garage which is currently converted into two areas, power and light connected, side lobby and door to rear garden.

LOCATION Over is a popular village which lies approximately 10 miles north west of Cambridge, with a diverse community. The village appeals to a wide range of buyers due to the successful primary school and catchment to Swavesey Village College, which is rated outstanding by Ofsted. There is also a regular bus service into Cambridge and St Ives, access also via the guided bus way with the nearest stops being Swavesey and Longstanton. The village surrounds an attractive central green, which hosts cricket and football matches, as well as farmers markets and the village fete. There is also the advantage of a village shop, community centre and wonderful walks through the outlining countryside.



23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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 .

HOCKEYS
ESTABLISHED 1885





13 The Lanes, Over, Cambridge, CB24
5NQ

£475,000 Freehold

Situated within the heart of the village, this individual four bedroom detached house offers perfect accommodation for a family and sits within a generous corner plot garden. The property is presented in good order throughout, includes features such as original parquet flooring and a log burning stove. There is also planning permission granted for a two storey extension, details of which can be found on South Cambs DC website using Ref. No:S/1088/18/FL



HOCKEYS
ESTABLISHED 1885

