

ENTRANCE HALLWAY Wooden external door, double glazed window to front aspect, under stairs storage cupboards, radiator, solid oak flooring, solid oak internal doors, stairs rising to first floor, doors to study/dining room, downstairs cloakroom and open plan family room.

STUDY/DINING ROOM 15' 2" x 10' 11" (4.63m x 3.34m) Double glazed window to front aspect, radiator, cast iron fireplace, coving.

OPEN PLAN FAMILY SPACE

KITCHEN 14' 10" x 8' 3" (4.53m x 2.53m) Range of matching base and wall mounted units, inset stainless steel sink unit with drainer, built in Bosch oven and grill, four ring electric hob and extractor hood over. Integrated Neff dishwasher, pull out bin storage, pull out pantry, breakfast bar, recess with space for fridge/freezer, solid oak wood flooring with under floor heating, door to utility room.

UTILITY ROOM Two double glazed velux windows, base units with wooden worksurfaces, inset butler style sink, space and plumbing for washing machine, space for tumble dryer, space for additional fridge, oil fired boiler unit, pantry cupboards, built in cupboard, extractor fan, door to side.

DINING AREA 12' 9" x 9' 8" (3.89m x 2.97m) Triple le glazed window to rear aspect overlooking the garden, two triple glazed velux windows, solid oak wood flooring with underfloor heating, opening into the living room area.

LIVING ROOM 18' 2" x 11' 10" (5.56m x 3.62m) Three triple glazed velux windows, triple glazed bi-fold doors to the rear garden, wood burning stove, solid oak wood flooring with under floor heating.

FIRST FLOOR LANDING Two double glazed windows to side aspect, radiator, wall mounted book case, glass panelled staircase to second floor, doors to bedrooms and bathroom.

BATHROOM Obscured double glazed window to rear aspect, four piece suite comprising pedestal wash hand basin with tiled splash back, low level w.c, corner shower cubicle with fully tiled surround, roll top bath with chrome shower head attachment, radiator, extractor, wood effect vinyl flooring.



BEDROOM THREE 11' 11" x 9' 8" (3.64m x 2.96m)
Double glazed window to rear aspect, coving, radiator,
wall mounted storage space, recess space for wardrobe.



BEDROOM TWO 10' 11" x 9' 2" (3.34m x 2.80m) Double
glazed window to front aspect, radiator, coving.

SECOND FLOOR

BEDROOM ONE 13' 1" x 11' 8" (4.00m x 3.56m) Double
glazed window to side aspect, two double glazed velux
windows to rear aspect overlooking the rear garden, three
built in cupboards, built in double wardrobe with overhead
storage.



OUTSIDE To the front of the property is a shingle
driveway providing off road parking and side access
leading to the rear garden. The rear garden is tiered and
laid mainly to lawn with patio area, flower bed borders,
two sheds, insulated workshop overlooking paddocks with
light and power connected,





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2 Church Lane, Madingley, Cambridge,
CB23 8AF

£600,000 Freehold

A stunning family home that has been lovingly improved and extended within the ever-popular village of Madingley, which is located just under 5 miles of Cambridge City Centre. This property has a stunning open plan living space that oozes natural light throughout, along with three double bedrooms, parking to the front for three/four cars and field views to the front and back. This beautiful home is not to be missed.



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