

ENTRANCE HALL Door to living room, ground floor cloakroom, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit with tiled splashback, alarm pad, radiator.

LIVING ROOM 15' 0" x 13' 7" (4.57m x 4.14m) Double glazed window to front, feature brick fireplace with wood burning stove, built in under stairs shelving units, stairs to first floor, door to kitchen diner, double radiator.

KITCHEN/DINING/FAMILY ROOM 24' 6" x 10' 9" (7.47m x 3.28m) narrowing to 9' 10" Two double glazed windows to rear and triple-folding double glazed doors to garden. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, one and a half inset sink unit with mixer tap, integrated dishwasher, five ring gas hob with matching extractor hood over, two built in single ovens, space and plumbing for washing machine, space for microwave, integrated fridge and freezer, larder drawer and corner carousel unit, inset spotlights to ceiling, double radiator, door to storeroom (former garage) tiled floor.

STOREROOM (FORMER GARAGE) 8' 8" x 7' 3" (2.64m x 2.21m) Double swing doors to front, space for fridge/freezer. This space could easily become a utility room.

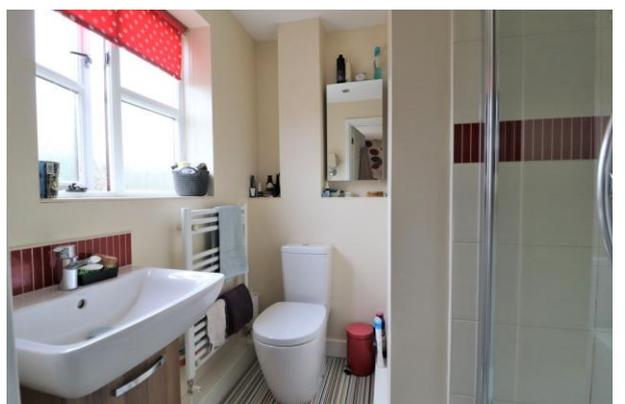
FIRST FLOOR LANDING Doors off, radiator, loft access (partially boarded with ladder).

BEDROOM ONE 12' 10" x 8' 7" (3.91m x 2.62m) Double glazed window to front, radiator, range of built in wardrobes with shelving and hanging, double built in wardrobe with shelving and hanging, ensuite shower room.

ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit with tiled splashback, tiled shower cubicle with chrome shower fitting, inset spotlights to ceiling, heated towel rail.

BEDROOM TWO 11' 8" x 8' 6" (3.56m x 2.59m) Double glazed window to front, storage in eaves, double radiator.

BEDROOM THREE 10' 4" x 8' 6" (3.15m x 2.59m) Double



glazed window to rear, range of built in wardrobes with shelving and hanging, double built in airing cupboard with hot water tank and shelving, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin inset to vanity unit with tiled splashback, bath, heated towel rail, extractor fan, shaver point.

PARKING AND GARDENS Five bar gated entrance with laurel hedge leading to an expanse of gravel providing off road parking for numerous vehicles, fencing to the boundaries and mature shrubs and flowers set to borders and beds.

Gated access to the side leading to the back garden, timber storage shed 14'7" x 7'1" with light connected and double opening swing doors.

The rear garden is mainly laid to lawn enclosed by fencing with various flowers and shrubs set to borders and beds, paved patio area, outside tap, timber shed and summerhouse included.

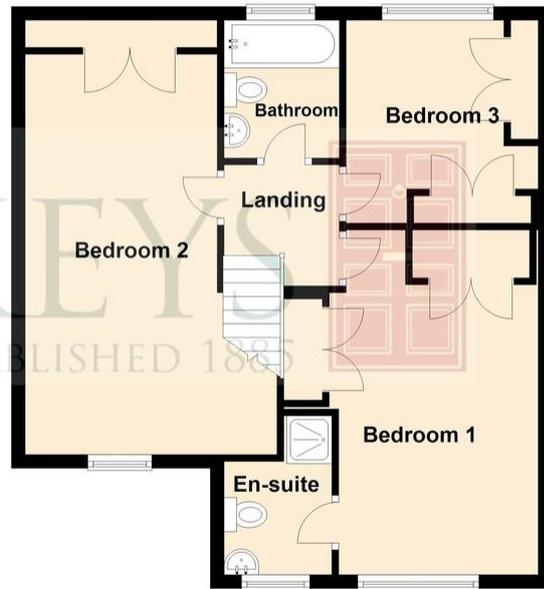
LOCATION AND FACILITIES Oakington is a small village positioned approximately 8 miles (12.87 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives and offers convenient access the nearby A14 and M11. There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions as a village hall. Local sports clubs include a bowls club, tennis club and a football club. 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 sixth form for its pupils and sports centre. 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



First Floor



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32 Coles Lane, Oakington, Cambridge,
CB24 3AF

£450,000 Freehold

A modern and individual, none estate property which is situated within the heart of this sought after village. The property was constructed in 2007 and enjoys a wide plot which provides a generous amount of parking, a short walk to the wide range of amenities, offered within Oakington. With a cosy living room which includes a log burning stove, generous, extended open plan kitchen/dining/family room with bi folding doors which lead to the private and established garden. The first floor accommodation comprises a master bedroom with fitted wardrobes and a modern en suite shower room. There are two further double bedrooms and a modern family bathroom.



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