

**ENTRANCE HALL** Entrance door leading to sitting room.

**SITTING ROOM** 13' 11" x 11' 10" (4.24m x 3.61m) Double glazed window to front, built in cloaks cupboard, built in cupboard with gas and electric meters, radiator, door to kitchen/diner.

**KITCHEN/DINER** 17' 2" x 7' 11" narrows to 5' 10" (5.23m x 2.41m) Double glazed windows to side and door.

**KITCHEN AREA** Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. Inset twin sink unit and mixer tap with boiling water tap, Siemens induction hob with extractor hood over, double built in stainless steel self cleaning oven with combination microwave and grill, space for fridge/freezer, plumbing and space for washing machine and space for tumble dryer, utility cupboard, shelving, inset spotlights to ceiling, radiator, tiled floor.

**DINING AREA** With doors off to inner hallway.

**BEDROOM ONE** 13' 0" x 10' 11" (3.96m x 3.33m) Double glazed window to side, radiator.

**INNER HALL** Doors to bedrooms one and two and bathroom.

**BATHROOM** Obscured double glazed window to side, WC, hand basin inset to vanity unit with tiled splashback, bath, tiled quadrant shower cubicle with chrome fitting, inset spotlights to ceiling, chrome heated towel rail, tiled floor.

**BEDROOM TWO** 10' 10" x 10' 9" to wardrobes (3.3m x 3.28m) Double glazed window to rear, double built in wardrobe with shelving and hanging, radiator.

**BEDROOM THREE** 10' 10" x 8' 7" to wardrobes (3.3m x 2.62m) Double glazed window to rear, double built in wardrobe with shelving and hanging, radiator.

**PARKING AND GARDENS** To the front of the property is a lawned garden.

A driveway provides off road parking leading to a single brick built garage with up and over door, power and light connected.



The rear garden is mainly laid to lawn enclosed by fencing with various flowers and shrubs set to borders and beds, paved patio area and vegetable growing area.

**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



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14 Holme Close, Oakington, Cambridge,  
CB24 3AP

£385,000 Freehold

Offered for sale in excellent order throughout, this extended three bedroom detached bungalow is situated within a pleasant close of similar properties, located in the heart of the village and therefore a short walk to the many amenities. The property comprises sitting room, modern kitchen/diner, three bedrooms and an attractive bathroom with four piece suit. The garden is a generous size, includes a large expanse of lawn and a vegetable growing area. There is also a driveway providing off road parking and an attached single garage.



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