

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

**KITCHEN/DINER** 16' 9" x 10' 0" (5.11m x 3.05m) Double glazed sash style windows to front and side. Range of fully fitted wall and base units with drawers under rolled edge worktop surface and tiled splashback, stainless steel sink unit and mixer tap, stainless steel oven, four ring gas hob and extractor hood over, plumbing space for dishwasher and space for fridge/freezer- all by separate negotiation. Two double radiators, tiled floor. Door to utility room.



**UTILITY ROOM** 6' 2" x 5' 1" (1.88m x 1.55m) Range of base units, rolled edge worktop surface over and stainless steel sink unit, tiled splashback, plumbing and space for washing machine, under stairs storage area housing tumble dryer and microwave, extractor, fan radiator, tiled floor.



**LIVING ROOM** 16' 9" x 10' 7" (5.11m x 3.23m) Double glazed window to front, two sets of French doors to garden, two double radiators.

**GROUND FLOOR CLOAKROOM WC**, hand basin with tiled splashback, extractor fan, radiator.

**FIRST FLOOR LANDING** Doors off, radiator, loft access - partially boarded with a pull down ladder, airing cupboard housing Vaillant boiler.

**MASTER BEDROOM** 10' 2" x 10' 0" widening to 16' 11" (3.1m x 3.05m) Double glazed sash windows to front and side, double radiator, two double built in wardrobes with shelving and hanging.



**ENSUITE SHOWER ROOM** WC, hand basin inset to vanity unit, walk in double tiled shower cubicle with chrome fitting, tiled splashback, extractor fan, inset spotlights to ceiling, chrome heated towel rail, tiled floor.

**BEDROOM TWO** 10' 10" x 7' 11" (3.3m x 2.41m) Double glazed sash windows to front and rear, double radiator, double built in wardrobe with shelving and hanging.

**BEDROOM THREE** 10' 10" x 8' 6" (3.3m x 2.59m) Double glazed sash window to rear, double radiator.



**FAMILY BATHROOM** Obscured double glazed sash window to front, WC, hand basin, bath, tiled splashback, chrome heated towel rail, extractor fan, shaver point.

**PARKING AND GARDENS** Side and front gardens are laid to lawn with hedging and landscaped with stones. Rear garden in mainly laid to lawn enclosed by fencing, partially walled with a paved patio area, outside tap. Gated access leads to the allocated parking space and leasehold garage with up and over door, power and light connected. The garage forms a peppercorn lease, with an annual charge of £25.

**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.



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25 Days Meadow, Oakington,  
Cambridge, CB24 3GS

£380,000 Freehold

Siting onto a small green within a small and popular development, is this attractive modern linked detached house. The property comprises an open plan kitchen/dining room with separate utility room. A spacious living room with two sets of French doors which lead to the west facing garden, which backs onto a wooded area. There are three good size bedrooms on the first floor, with refitted en suite shower room and a family bathroom. The adjoining garage is in addition the allocated parking.



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