

**ENTRANCE HALL** 11' 0" x 8' 3" (3.35m x 2.51m) Part-glazed front door, stairs to first floor, parquet flooring.

**KITCHEN** 18' 10" x 8' 10" (5.74m x 2.69m) Two windows overlooking the garden, range of high and low level cupboard units, wall mounted gas fired boiler (installed March 2020 - 10 year guarantee), one and a half stainless steel sink unit and mixer tap, built-in double oven with four ring gas hob, plumbing and space for two appliances, door to Utility Room and radiator.



**BREAKFAST ROOM/STUDY** 11' 9" x 8' 9" (3.58m x 2.67m) Part glazed door to rear garden, two windows, radiator.

**UTILITY ROOM** 7' 8" x 5' 05" (2.34m x 1.65m) Door to garage.

**GARAGE** 17' 4" x 8' 1" (5.28m x 2.46m) Up and over door, with light and power connected.

**CLOAKROOM** Skylight, WC and wash hand basin.

**DINING ROOM** 12' 9" x 10' 0" (3.89m x 3.05m) Sliding patio doors to garden, serving hatch through to kitchen, radiator.



**LIVING ROOM** 20' 6" x 10' 2" (6.25m x 3.1m) Window to front, coal effect gas fire with stone surround, two radiators.

**FIRST FLOOR LANDING** Window to side, access to loft (boarded and with lighting), airing cupboard housing hot water cylinder.

**BEDROOM ONE** 11' 2" x 10' 0" (3.4m x 3.05m) Window to rear, built-in wardrobe, radiator.

**BEDROOM TWO** 10' 2" x 9' 2" (3.1m x 2.79m) Window to front, built-in wardrobe, radiator.

**BEDROOM THREE** 8' 9" x 7' 8" (2.67m x 2.34m) Window to rear, radiator.

**BEDROOM FOUR** 8' 6" x 7' 9" (2.59m x 2.36m) Window to front, built-in wardrobe with shelving, radiator.



**BATHROOM** 9' 4" x 5' 6" (2.84m x 1.68m) Window to side, panelled bath with Triton shower over, pedestal wash hand basin, low level WC, radiator.

**PARKING AND GARDENS** Brick paved drive way providing parking for two cars and alongside a mature front garden.

The rear garden consists of a paved patio with gated access to the front and a greenhouse, the centre of the garden is laid to lawn with mature shrubs at the borders, and a further paved seating area.

**LOCATION AND FACILITIES** Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community.

Cottenham has a broad range of amenities including two doctor's surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs and a village hall.



Ground Floor



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6 Lyles Road, Cottenham,  
Cambridge, CB24 8QR

Offers Over £450,000 Freehold

A substantial four bedroom detached house with garage, situated in the centre of this well served village giving quick access to the local schools, good shopping and community, facilities and buses into Cambridge.

The accommodation benefits from a broad living room with fireplace, separate dining room, a rear extension creating a large study or third reception room, kitchen, utility room and cloakroom.

Outside there is a mature rear garden with seating area and a brick paved driveway providing parking for two cars to the front.



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