

## FRONT PORCH

**CLOAKROOM** Window to side, low level wc and wash hand basin, mirrored bathroom cabinet.

**LIVING ROOM** 14' 7" x 12' 0" (4.45m x 3.66m) Window to side, bay window to front, stairs to first floor, inset spotlights to ceiling, two radiators.

**KITCHEN/DINER** 17' 3" x 10' 4" (5.26m x 3.16m) Door to side, window to rear, French doors to conservatory, range of high and low level white gloss cupboard units, integrated Neff oven and Bosch four ring induction hob, one and half stainless sink unit with drainer and mixer tap, built-in under stairs cupboard, Karndean flooring.

**CONSERVATORY** 10' 2" x 10' 2" (3.1m x 3.1m) French doors to the garden, ceiling fan, wooden flooring.

**STAIRS TO FIRST FLOOR LANDING** Window to side, loft access, airing cupboard housing gas combi boiler.

**BEDROOM ONE** 10' 5" x 10' 2" (3.19m x 3.12m) Window to front, built-in wardrobe, radiator.

**BEDROOM TWO** 10' 3" x 8' 2" (3.13m x 2.5m) Window to rear, built-in wardrobe, radiator.

**BEDROOM THREE** 8' 9" x 7' 1" (2.68m x 2.16m) Window to rear, radiator.

**BATHROOM** 6' 11" x 6' 6" (2.12m x 2m) Window to front, low level wc, wash hand basin with mixer tap, panelled bath with shower attachment over, heated towel rail, inset spotlights to ceiling, extractor fan, fully tiled walls and tiled flooring.

**GARDENS AND PARKING** The rear garden is laid to lawn with a patio and flower beds and shrubs at the borders. Additional patio to the side with timber shed.

Single garage, 5.15m x 2.74m, up and over door, with light and power, worktop with space for white good underneath, boarded pitched roof providing storage.

To the front of the property is a brick paved driveway providing off-road parking for three cars and a lawned garden.



**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.

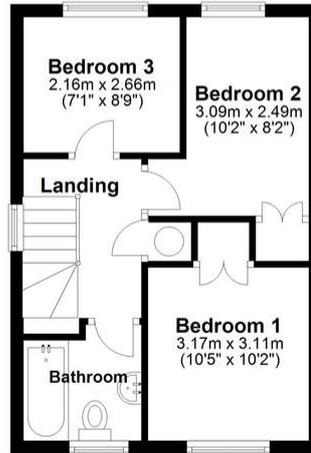
Cottenham has a broad range of amenities including two doctor's surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs and a village hall.



### Ground Floor



### First Floor



Drawings are for guidance only  
Plan produced using PlanUp.

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**HOCKEYS**  
ESTABLISHED 1885





34 Lee Close, Cottenham,  
Cambridge, CB24 8AG

£365,000 Freehold

Beautifully presented semi-detached house with generous gardens front and back, situated in a quiet cul-de-sac in the centre of the village.

The accommodation is bright and modern comprising of a lounge with bay window, entrance hall, cloakroom, kitchen/diner with French doors opening to the conservatory.

Upstairs, there are three good bedrooms - two with built-in wardrobes, and a family bathroom.

Outside, there is a driveway providing parking for up to four cars, a single garage and a broad and private rear garden.



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