

ENTRANCE HALL Obscured double glazed window, stairs to first floor, doors off to WC, living room/diner and kitchen/breakfast room, under stairs storage, full height wall mounted radiator and wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM 14' 2" x 6' 4" (4.34m x 1.95m) Double glazed window to front, range of wall and floor mounted base units, electric cooker with four ring gas hob and extractor over, stainless steel sink unit with drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator and wood effect laminate flooring.

LIVING ROOM/DINER 25' 5" x 11' 9" (7.76m x 3.59m) Double glazed bi-fold doors and window to rear, two radiators and carpeted flooring.

WC Obscured double glazed window to front, low level WC and wall mounted wash hand basin with tiled splashback, extractor fan, radiator and wood effect laminate flooring .

STAIRS TO FIRST FLOOR LANDING Doors off to all bedroom and bathroom, loft access and carpeted flooring.

BEDROOM ONE 10' 11" x 10' 4" (3.33m x 3.17m) Double glazed window to rear, vaulted ceiling, radiator and carpeted flooring,

ENSUITE Obscured double glazed window to front, three piece suite comprising low level WC, hand wash basin with vanity cabinet under and shower cubicle with rainfall shower head over, fully tiled surround and extractor fan.

BEDROOM TWO 13' 10" max x 10' 7" max (4.22m x 3.24m) Two double glazed windows to front, radiator and carpeted flooring.

BEDROOM THREE 13' 10" max x 8' 1" (4.22m x 2.47m) Double glazed window to rear, airing cupboard, radiator and carpeted flooring.

BATHROOM Obscured double glazed window to side, three piece suite comprising low level WC, wall mounted wash basin and panelled bath, half tiled surround, wall mounted heated towel rail and tiled flooring.



OUTSIDE Parking for one car in front of the electric up and over garage door.

Small front garden with various shrubs and flowers set to beds and pathway leading to the front entrance.

Fully enclosed rear garden with raised flower beds, mainly laid to lawn with various shrubs and flowers set to borders, small patio area and timber shed.





IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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29 Primrose Lane, Impington,
Cambridge, CB24 9PX

£425,000 Freehold

A bright and beautifully extended three bedroom, semi detached home that has been lovingly improved and finished by the current owners and is situated in the always popular Impington only three miles from Cambridge North Station and the Science Park.

The properties accommodation comprises three double bedrooms, the master having a vaulted ceiling and en-suite.

Then downstairs is a full width living room/diner with bi-fold doors to the enclosed rear garden and a newly fitted kitchen.



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