



Lee Close, Cottenham, CB24 8AG  
£485,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A four bedroom detached house with garage, positioned at the end of a quiet cul-de-sac in the centre of the village. The property benefits from a lounge with Bay window, Dining Room with French door leading to the garden, a kitchen with separate utility, and cloakroom a family bathroom and ensuite to master bedroom.

## INTERIOR

The ground floor comprises of an entrance hall with cloakroom, a living room with Bay window and double doors opening to the dining room with further French doors opening to the garden. The kitchen has been refitted and includes an integrated oven and dishwasher and leads to a separate utility room to the rear. Upstairs there are four bedrooms, master with ensuite shower room, plus a family bathroom.

## EXTERIOR

The house has a small garden to the front and a double length, brick paved driveway leading to the single garage. The rear garden has been landscaped with an extensive patio, artificial grass and raised flower beds.



## KEY FEATURES

- Detached House with Garage
- Kitchen and Utility Room

### LOCATION

Cottenham is one of the largest villages in Cambridge with

- Four Bedroom - Master with Ensuite
- Low Maintenance Rear Garden

- Family Bathroom
- Garage and Driveway Parking
- Lounge with Bay Window
- Within A Quiet Cul-de-sac
- Dining Room with French Doors to Garden
- Central Village Position





many facilities available. Links are excellent as the village is approximately 3 miles 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 doctors surgeries, a dental surgery, a library, mini supermarket, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, a village hall to name a few.

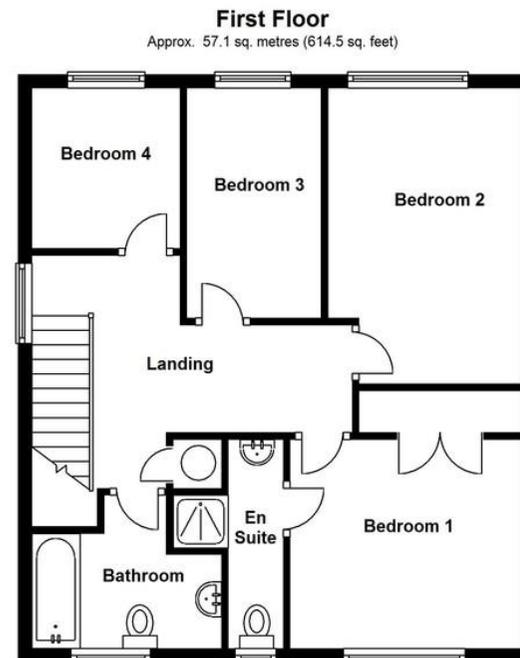
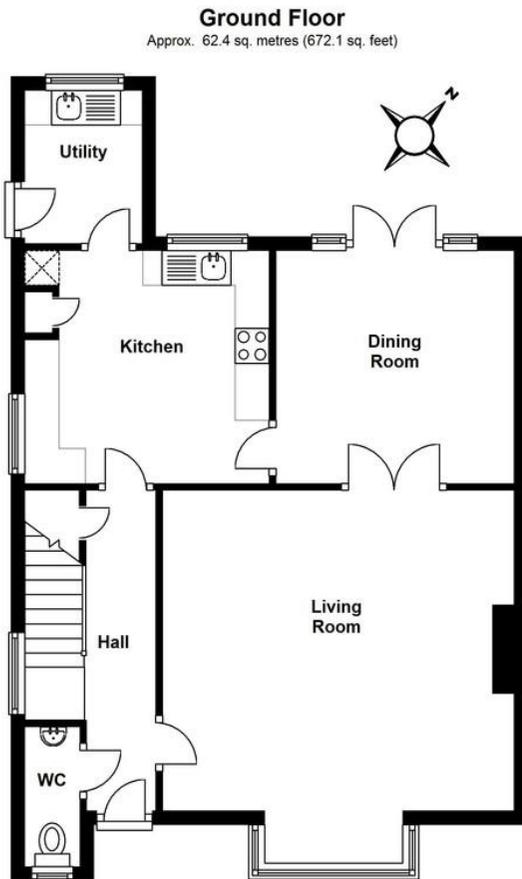


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Total area: approx. 119.5 sq. metres (1286.5 sq. feet)

Drawings are for guidance only.  
 Plan produced using PlanUp.

## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band**  
 E

**Services**  
 Mains Gas, Water, Electric

**Transport Links**  
 Access to Cambridge via A14, M11 and A1  
 Guided bus stop Histon  
 Nearest Train Station Cambridge North 5 miles

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.