

**ENTRANCE HALL** Double glazed window to side, internal oak doors off, stairs to first floor, built-in cloaks storage with shelving and hanging, double radiator, Victorian style tiled floor.



**STUDY** 11' 11" x 7' 0" widens to 8' 5" (3.63m x 2.13m) Double glazed window to front, double radiator.

**FAMILY ROOM** 13' 10" x 10' 7" (4.22m x 3.23m) Double glazed window to front, double radiator, parquet flooring.

**DINING ROOM** 16' 0" x 11' 5" (4.88m x 3.48m) Two double glazed windows to rear and one to side, radiator, engineered oak flooring.



**GROUND FLOOR WC** Double glazed window to side, wc and hand basin, built-in cupboard.

**LIVING ROOM** 21' 1" x 21' 1" narrowing to 9' 10" (6.43m x 6.43m) Double glazed windows to front, side and rear, patio doors to garden, open fireplace and timber surround with tiled hearth, two double radiators, engineered oak flooring.

**KITCHEN/BREAKFAST ROOM** 13' 11" x 12' 10" (4.24m x 3.91m) Double glazed window to side, velux window to vaulted ceiling, door to utility room. Range of built-in wall and base units, drawers under granite work surface over and return splashback, inset ceramic sink unit with mixer tap, integrated dishwasher, stainless steel NEFF double oven and induction hob with extractor hood over, wine fridge, tiled floor.



**UTILITY ROOM** 12' 11" narrowing to 5' 4" x 12' 1" (3.94m x 3.68m) Window to rear, door to garden. Range of built-in wall and base units, drawers under rolled edge worktop surface over, inset ceramic sink unit with mixer tap and tiled splashback, plumbing and space for washing machine, space for fridge/freezer and tumble dryer, wall mounted Vaillant boiler, loft access, double radiator, tiled floor.

**GROUND FLOOR SHOWER ROOM** Obscured double glazed window to side. Wc and hand basin, tiled walk-in shower cubicle with chrome fittings, chrome heated towel rail, extractor fan, shaver point, tiled floor.



**GROUND FLOOR BEDROOM** 12' 10" x 12' 3" (3.91m x 3.73m) Double glazed patio doors to garden, radiator.

**STAIRS TO FIRST FLOOR LANDING** Obscured double glazed window to side, doors off to all rooms, loft access.

**BEDROOM ONE** 18' 4" x 10' 11" (5.59m x 3.33m) Double glazed windows to front and rear, two radiators.

**DRESSING ROOM** 9' 0" x 6' 3" (2.74m x 1.91m) Double glazed window to front, tiled floor with underfloor heating, door to en suite.

**ENSUITE SHOWER ROOM** Obscured double glazed window to rear. Wc, circular ceramic sink unit with wood worksurface, fully tiled walls, double walk-in tiled shower cubicle with chrome fittings, extractor, tiled floor with underfloor heating.

**BEDROOM TWO** 13' 0" x 10' 8" (3.96m x 3.25m) Double glazed window to rear, built-in wardrobe with shelving and hanging, double radiator.

**BEDROOM THREE** 8' 5" x 7' 7" (2.57m x 2.31m) Double glazed window to rear, radiator.

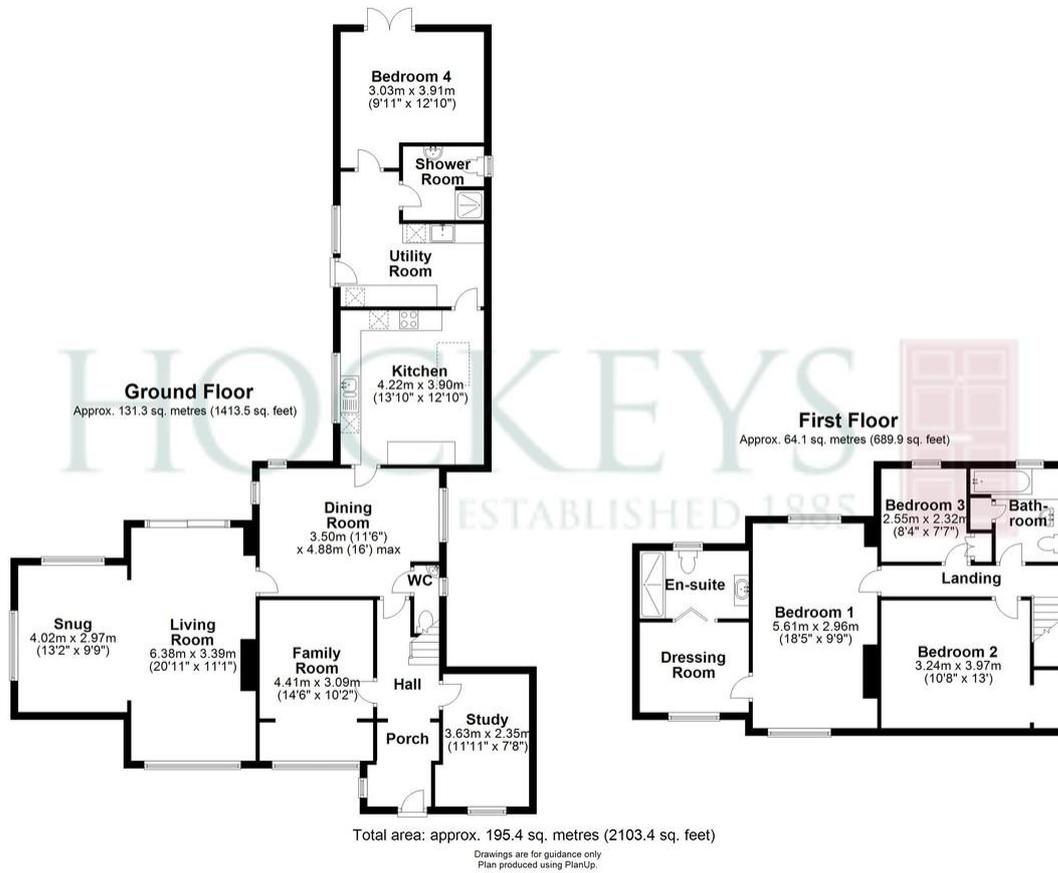
**FAMILY BATHROOM** Obscured double glazed window to rear. Wc, hand basin, bath with chrome shower fitting and tiled splashback, airing cupboard housing hot water tank, inset spotlights to ceiling, wall mounted bathroom mirror.

**GARDENS AND PARKING** Access via a gravel driveway, extensive area providing off-road parking for numerous vehicles, leading to a detached brick-built garage with up and over door, power and light connected, overhead storage, personal door to garden. Paved courtyard providing a bin storage area, with access leading to Wilkin Walk.

The rear garden is mainly laid to lawn and enclosed by fencing with various established perennial borders, fruit trees, pergola and patio, timber shed.

**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.





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23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: jeremy.t@hockeys.co.uk

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
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71 Lambs Lane, Cottenham,  
Cambridge, CB24 8TB

Guide Price £650,000 Freehold

Situated within a generous and established garden, this substantial family home offers versatile and well planned accommodation. The property comprises a traditional entrance hall, with Victorian tiled floor and internal oak doors throughout, study and family room, together with a spacious living room which is open plan to a second office space separate dining room and a modern kitchen/breakfast room, with useful utility room. There are four bedrooms, one being on the ground floor, with an adjacent refitted shower room, this could easily be used as independent living for a relative . The first floor comprises three double bedrooms, the master with an adjoining dressings room and en suite shower room. The extensive driveway provides access to the detached double garage.



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