



Water Lane, Oakington, CB24 3AL  
£370,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Chain free - A three bedroom detached bungalow situated in a non-estate position in the very centre of the village. The property benefits from an extended lounge and kitchen/breakfast room, a single garage, front and rear gardens and driveway parking for up to three cars.

## INTERIOR

The accommodation has been extended to the rear and comprises of a kitchen/breakfast room, a lounge with fireplace and French doors opening to the garden, three bedrooms and a bathroom. There is gas central heating with the boiler located in the kitchen.

## EXTERIOR

The bungalow is set back from the road behind a lawned front garden, with a long driveway to its side providing parking for three vehicles, along with a single garage. The rear garden is lawned with mature shrubs at the borders benefits from a full width patio plus a timber shed.



## LOCATION

### KEY FEATURES

Detached Bungalow

On Guided Busway

Three Bedrooms

Lounge With French Doors

Kitchen/Breakfast Room

Gas Central Heating

Gardens to Front and Rear

Parking for Three Cars

Single Garage

No Onward Chain





Oakington is a small village positioned approximately 8 miles (12.87 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives and offers convenient access the nearby A14 and M11. There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions as a village hall. Local sports clubs include a bowls club, tennis club and a football club.

Schooling in the village ranges from a day nursery to a Church of England primary school located on Water Lane. The school catchment for Oakington is Impington Village College which receives positive inspection reports from OFSTED and also provides a sixth form for its pupils and sports centre. There is a large garden centre with café and a local convenience store with a post office. Oakington closely borders some larger villages including Cottenham and Histon, which also provides many additional facilities.



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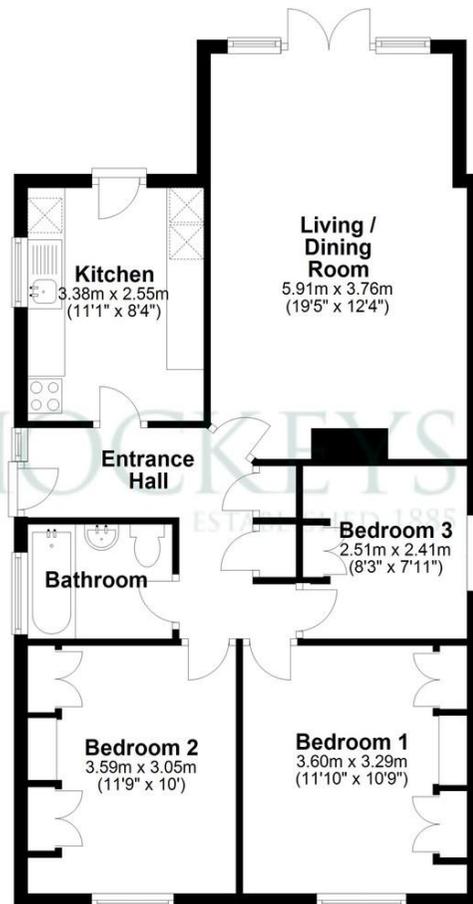
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**Floor Plan**  
Approx. 72.8 sq. metres (783.3 sq. feet)



Total area: approx. 72.8 sq. metres (783.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**34 Water Lane, Oakington, -**

## ADDITIONAL INFORMATION

### Local Authority

South Cambs District Council

### Council Tax Band D

2021/2022 Annual £1979

### Services

Gas central heating

### Transport Links

Cambridge North Railway 6 miles away

### Energy Rating

Energy Efficiency Rating D.

### Tenure & Possession

Freehold

### Vendors Position

Vacant with no chain

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. Hockeys 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.