



Lambs Lane, Cottenham  
£385,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



### SUMMARY

A chain free, detached bungalow situated within the heart of the village, a short walk to the many amenities. The property itself offers scope for further development, subject to the necessary consent.

### INTERIOR

Accessed via a central hall is a spacious sitting room, a kitchen/dining room and two double bedrooms. The shower room is fitted with a modern suite and there is a separate wc.

### EXTERIOR

To the front of the property is a driveway providing off road parking for two vehicles. The established garden is in two parts, the immediate area is lawn with various mature shrubs and trees set to borders and beds. This leads onto a further parcel of land.

### AGENTS NOTE

The property is subject to an overage lasting 25 years from the date of completion of the purchase and applies to any development on the property. In principal, the overage is for 50% of the difference in value for that part of the property being developed. Full details are held at the office and can be provided on viewing.



### KEY FEATURES

- |                         |                          |
|-------------------------|--------------------------|
| No Chain                | Easy Access to Cambridge |
| Property With Potential | Popular Village          |
| Two Double Bedrooms     | Garage and Parking       |
| Modern Shower Room      | Large Garden             |
| Walk to Amenities       | Potential to Extend      |





### **LOCATION**

Cottenham is one of the largest villages in Cambridgeshire 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.

### **SAT NAV POSTCODE**

CB24 8TA



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk  
Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk  
Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk  
Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk  
Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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

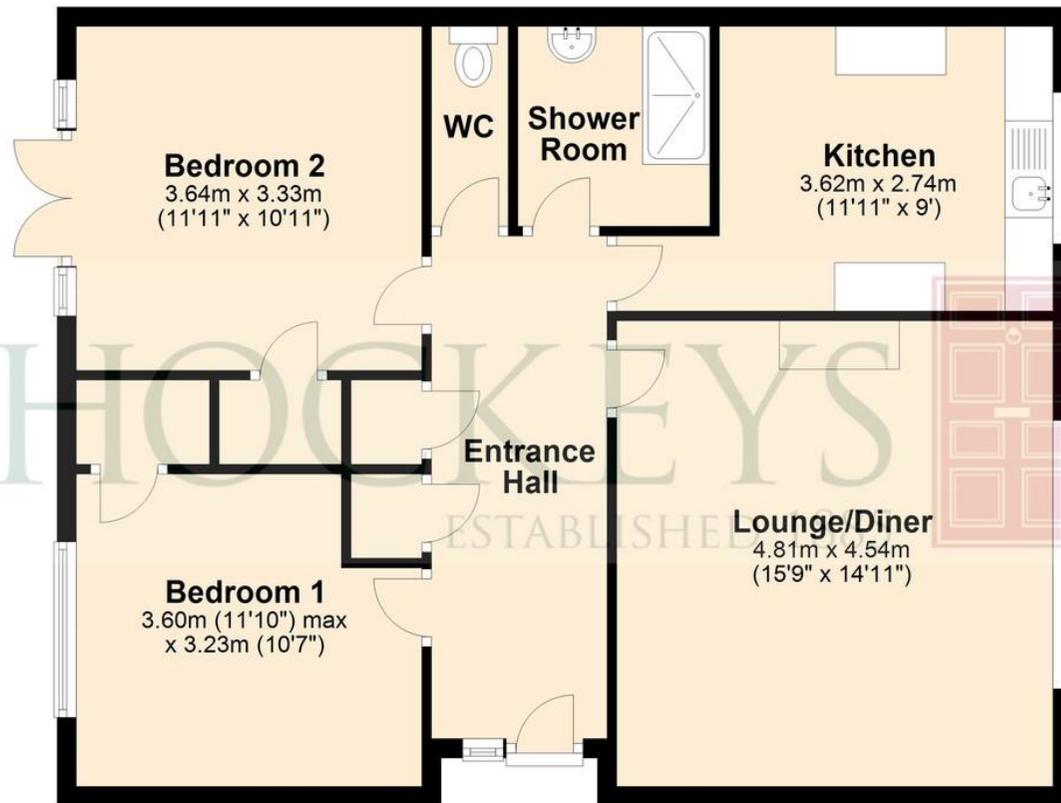
# HOCKEYS

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## Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 sq. feet)

**76 Lambs Lane, Cottenham**

## ADDITIONAL INFORMATION

### Local Authority

South Cambs District Council

### Council Tax Band

E

### Services

Mains Gas, Mains Electric, Mains Drainage

### 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

Chain free