



Lee Close, Cottenham, CB24 8AG
£385,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within a popular cul de sac, central to the village and its wide range of amenities. This well presented, three bedroom semi detached house has been improved in recent years and benefits from having a garage along side, versatile conservatory and private garden.

INTERIOR

The entrance hall provides access to the ground floor wc and sitting room, with light and modern decoration throughout. The sitting room benefits from having a bay window and leads onto the dining room which is currently used as home office. The kitchen has been recently refitted and includes some integrated appliances and solid wood worksurfaces, with high gloss finish units, plus a useful under stairs cupboard. The conservatory is used as a dining room and with French doors which lead to the garden. The first floor accommodation comprises two double bedrooms and third single, with modern family bathroom and airing cupboard on the galleried landing.

EXTERIOR

To the front of the property is a small paved area, with a driveway along side providing off road parking and leading to the single garage. A gated side access leads to the garden, which is mainly laid to lawn



KEY FEATURES

- Access to Cambridge
- Popular Village
- Walk to Amenities
- Modern Kitchen
- Modern Bathroom
- Excellent Order Throughout
- Home Office
- Conservatory
- Cul De Sac
- Garage Along Side





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.



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

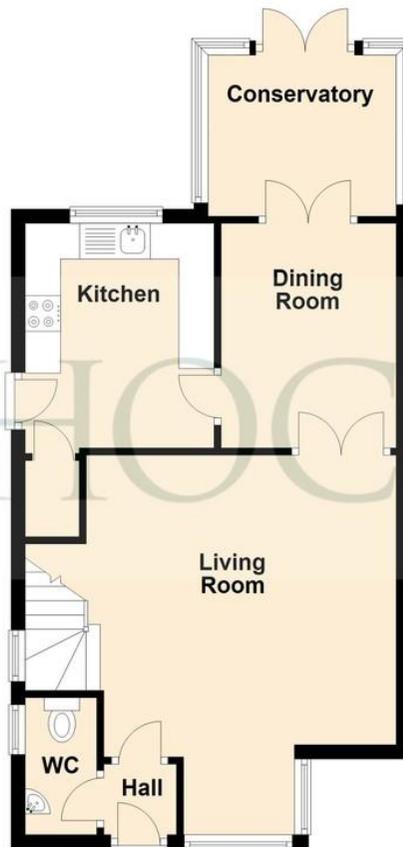
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Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 sq. feet)
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ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band D

2021/2022 Annual £1,999

Services

Mains gas, electricity and water

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 C

Tenure & Possession

Freehold

Vendors Position

Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	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. 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.