



THE LAWNS | WHITTLESFORD

Family Home in Sough After Village Location

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Guide Price £450,000 Freehold

FEATURES

- NO CHAIN
- Sought After Location - Desirable Village Overlooking the village Green
- Awaiting EPC
- Outbuilding to side with WC - Potential to extend (STP)
- Village Green with Cricket Field, Tennis Courts and Childrens Park
- Walking distance to Village Shop & Tickell Arms
- Easy Access to Addenbrookes & Cambridge Centre
- Nearest Station Whittlesford Parkway
- Virtual 3D Tour Available

DESCRIPTION

Charming semi-detached house offered with NO CHAIN, located in the picturesque village of Whittlesford. Situated at The Lawns, this property boasts a delightful view overlooking the village green, providing a tranquil and scenic setting for you to call home.

This property offers a spacious living room enjoying views over the green, fitted kitchen which opens into a dining area, perfect for entertaining. Upstairs the property features three bedrooms and a family bathroom.

Don't miss the opportunity to own this beautiful property in Whittlesford. Contact us today to arrange a viewing.

Entrance Hall

Window to side aspect and stairs to first floor.
Obscure glazed door to the front.

Living Room 13'0" x 13'4" (3.96m x 4.07m)

Window to front aspect enjoy views over Whittlesford Communal Green and Cricket Field.



ACCOMMODATION

Kitchen 11'10" x 10'4" (3.60m x 3.14m)

Wide selection of wall and base units with space for fridge and washing machine. Gas hob with wok burner and electric oven with grill below. Opening to;

Dining Area 8'10" x 8'8" (2.68m x 2.65m)

Double glazed doors leading to rear patio area.

Rear Lobby / Out-building

Window to front, Door Leading to rear garden. Single skin walls. Recently re-roofed.

WC

Window to rear, Low level WC.

First Floor Landing

Window to side aspect.

Master Bedroom 13'0" x 10'9" (3.96m x 3.28m)

Window to front aspect enjoying views offer communal village green.

Bedroom 2 8'11" x 10'9" (2.72m x 3.28m)

Window to rear aspect. Built in airing cupboard housing recently fitted gas boiler and separate wardrobe.

Bedroom 3 8'2" x 8'10" (2.48m x 2.69m)

Window to front aspect, built in storage cupboards.

Bathroom

Window to rear aspect, white bathroom suite with panel bath and shower over, pedestal sink and low level WC.

Outside

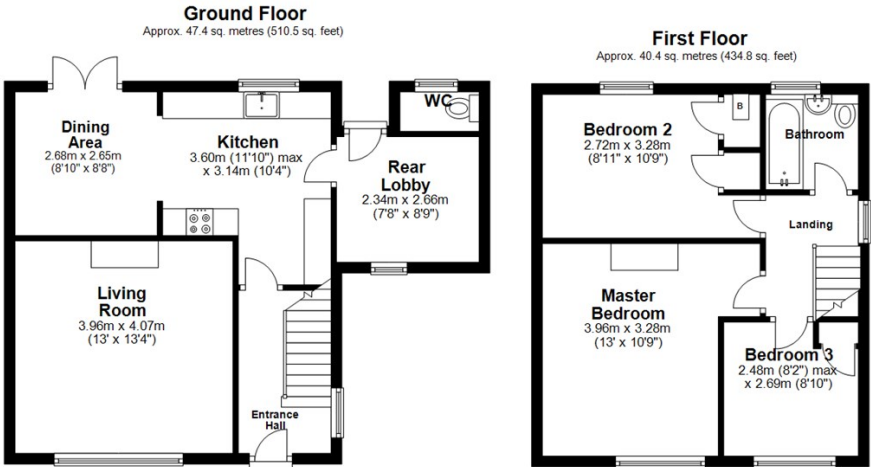
Pathway leading to front door with shingled front gardens with a variety of shrubs. Gated access to enclosed rear garden mainly laid to lawn with patio area.







Spacious Three Bedroom Family Home



Total area: approx. 87.8 sq. metres (945.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.
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