



14 Lantree Crescent, Trumpington, Cambridge, CB2 9NJ

Guide Price £575,000 Freehold



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AN ESTABLISHED DETACHED FAMILY RESIDENCE, OFFERING BRIGHT AND SPACIOUS ACCOMMODATION, SET WITHIN A MATURE SOUTH-FACING GARDEN WITH OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THIS QUIET CUL-DE-SAC SETTING.

- 4 bedroom detached house
- 1 bathroom, 2 reception rooms
- Built circa 1970s
- Off road parking and garage
- Council tax band-E
- 975 sq ft /95 sqm
- 0.07 acre plot
- Gas fired central heating to radiators
- EPC-C / 69

The property occupies a quiet cul-de-sac position, conveniently placed for Addenbrookes biomedical campus, Cambridge city centre and M11 motorway. The property offers bright, spacious and well-planned accommodation with scope for expansion and modernisation.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, storage cupboard under and a cloakroom/WC just off. There are two reception rooms and these include a dining room and a large dual aspect sitting room with feature contemporary gas fire and French doors to the garden. The kitchen is fitted with a range of base level and all mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor, plus space for a fridge/freezer, dishwasher and washing machine. There is also a door to outside.

Upstairs, off the half galled landing are four bedrooms, both double bedrooms have storage cupboards. There is a family bathroom plus a separate W/C.

Outside the property is set back from the road, behind a lawned front garden and a block paved driveway provides off road parking and leads to the double length garage with up and over door, and side access door, power and light connected. Gated access leads to the South-facing rear garden which is laid mainly to neat lawn with flower and shrub borders and beds, paved patio, timber shed and all is enclosed by fencing and enjoys good levels of privacy.

Location

Trumpington is one of South Cambridge's most popular residential areas, with excellent connections into the city. The guided busway is close by, alongside a traffic-free cycle route to Cambridge mainline station. Cambridge South railway station is also within easy walking distance, providing further rail connections including direct services to London. A wide range of everyday amenities is readily accessible, including Waitrose within walking distance, together with local shops and services. There are a number of well-regarded schools nearby, while Cambridge's independent schools are also within easy reach. The M11 is readily accessible, providing convenient connections to the wider road network.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

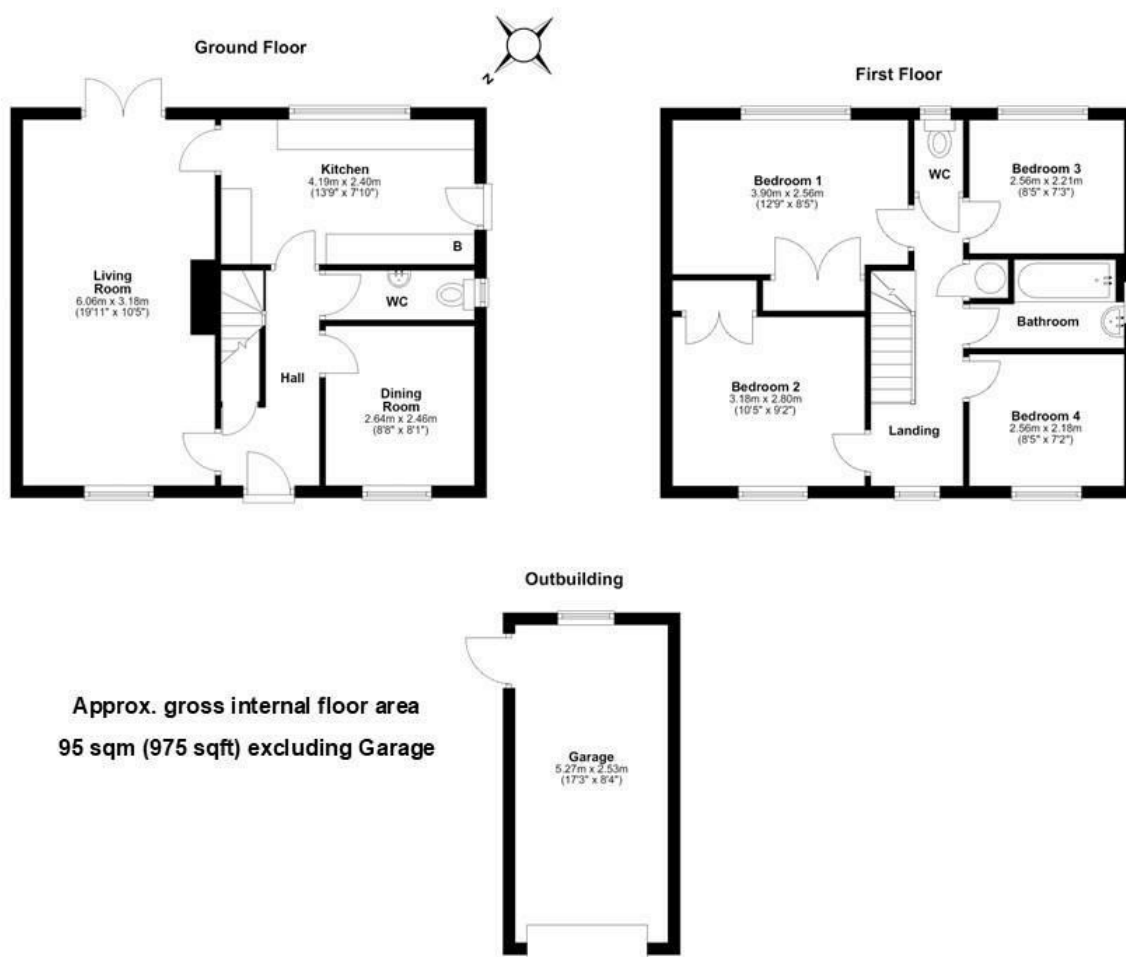
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

