



17 Leetes Lane, Little Eversden, Cambridge, CB23 1HH
Guide Price £725,000 Freehold



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**AN INDIVIDUAL ARCHITECT DESIGNED, SINGLE STOREY, FOUR BEDROOM
DETACHED HOME DATING FROM 1972 SET IN MATURE GARDENS OF 0.4 ACRES
BACKING ONTO FIELDS IN THIS POPULAR VILLAGE.**

- Split level accommodation of about 1600sqft
- Four bedrooms, bathroom and shower room
- Entrance hall, sitting area, living/dining area, kitchen
- Detached double garage with utility and log store.
- Mature gardens and grounds
- Oil fired radiator heating
- EPC rating - F

The property was built in 1972, to a design by the architect John Meunier, of mainly brick construction under a flat roof with extensive exposed structural timber and fittings throughout. The elevations are extensively glazed with large double glazed windows and doors. The property has an oil-fired radiator heating system which replaced the original under floor electric fittings.

The accommodation is split on three levels, with the living spaces being divided by folding doors. There are wide French doors to the terrace and garden. There is a good size kitchen with a wide range of units, an integrated oven and hob and an oil-fired combination boiler. A large serving hatch opens onto the sitting room. The four bedrooms are split to each end of the house with the main bedroom having a dressing room and an ensuite bathroom. At the other end of the property, there is an inner hall opening onto bedrooms 3 and 4 and the shower room.

The gardens extend to about 0.4 acres and are laid mainly to lawn with mature flower borders, fruit trees and hedged and fence boundaries. There is a greenhouse. There is a gravel driveway with parking for several cars. The double garage has a remotely operated roller door. It has light and power and encloses the oil tank.

Location

Little Eversden is located about 7 miles to the south-west of Cambridge, surrounded by undulating countryside. There is easy access to the M11 at Junction 12 to the north-east and to the fast rail service to London King's Cross from Royston mainline station, approximately 10 miles to the south. Village facilities include a doctor's surgery, and a local pub/restaurant. The nearby village of Comberton has primary schooling and a highly regarded village college and sixth form.

Agent's Note

The land to the south east is in a separate ownership. It will be subject to a planning application.

Tenure

Freehold

Services

Mains water electricity and drainage. Oil-fired heating.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

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

Viewing

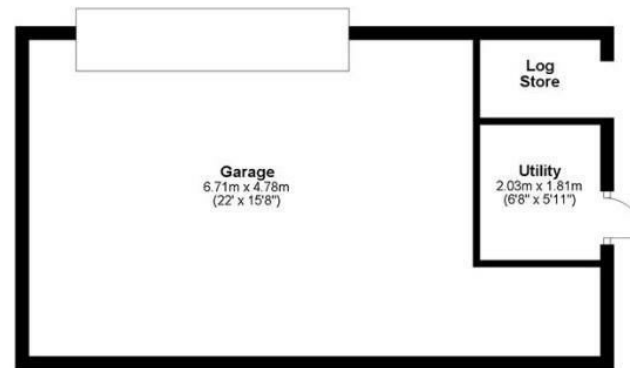
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



Outbuilding



Approx. gross internal floor area 148 sqm (1600 sqft) excluding Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		37	70
EU Directive 2002/91/EC			

