



14 Lewis Crescent, Abington, Cambridge, CB21 6AG

Guide Price £750,000 Freehold



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AN EXTENDED AND MUCH IMPROVED FOUR-BEDROOM DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A LARGE, MATURE GARDEN ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom, 2 bathroom, 2 reception detached house
- Refitted kitchen/breakfast room
- 0.16 acre plot
- Ample parking and garage
- Scope for further expansion
- Sitting room with multi-fuel stove
- 1584 sqft/147.2 sqm
- Built in 1963
- Oil fired central heating to radiators
- Council tax band-E

The property occupies a tranquil tucked-away, cul-de-sac position set back from the road and just a short walk from the village amenities and village primary school. The current owners have transformed the property over the years with a programme of expansion and periodic improvement, in fact there was planning consent for an extension over the garage plus an erection of a double car port, this planning has now lapsed.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, storage cupboard under, Karndean flooring and an office/play room just off. The sitting room boasts an inset multi-fuel stove and Karndean flooring which extends through to the dining room with views over the garden and door to outside. Both rooms have contemporary vertical radiators. The kitchen/breakfast room also overlooks the garden and is fitted with attractive contemporary cabinetry, ample fitted working surfaces with inset ceramic double sink unit with mixer tap, five ring gas hob, double oven, extractor, integrated dishwasher plus space for fridge/freezer. Just off the rear lobby, with door to outside is a cloakroom/WC/utility area/laundry area which boasts a low level WC, pedestal wash hand basin, space for a washing machine and tumble drier and a free-standing oil fired central heating Grant boiler plus Karndean flooring.

Upstairs there are four good sized bedrooms, all with fitted wardrobe cupboards, plus the master bedroom boasts a refitted luxury en suite shower room and a walk-in wardrobe. There is a refitted family bathroom.

Outside, there is a lawned front garden with driveway providing off road parking for several vehicles leading to the garage with up and over door, power and light connected. Double gated side access leads to a generous Indian sandstone patio which has been designed to accommodate additional vehicles such as a caravan and mobile home. The rear garden is laid mainly to well maintained lawns, flower and shrub borders and beds, Indian sandstone path, vegetable and herb garden, wildlife pond, large timber shed and all enjoys good levels of privacy.

Location

The Abingtons are situated approximately 8 miles south of Cambridge. Great Abington and its sister village of Little Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil central heating. Multifuel stove

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

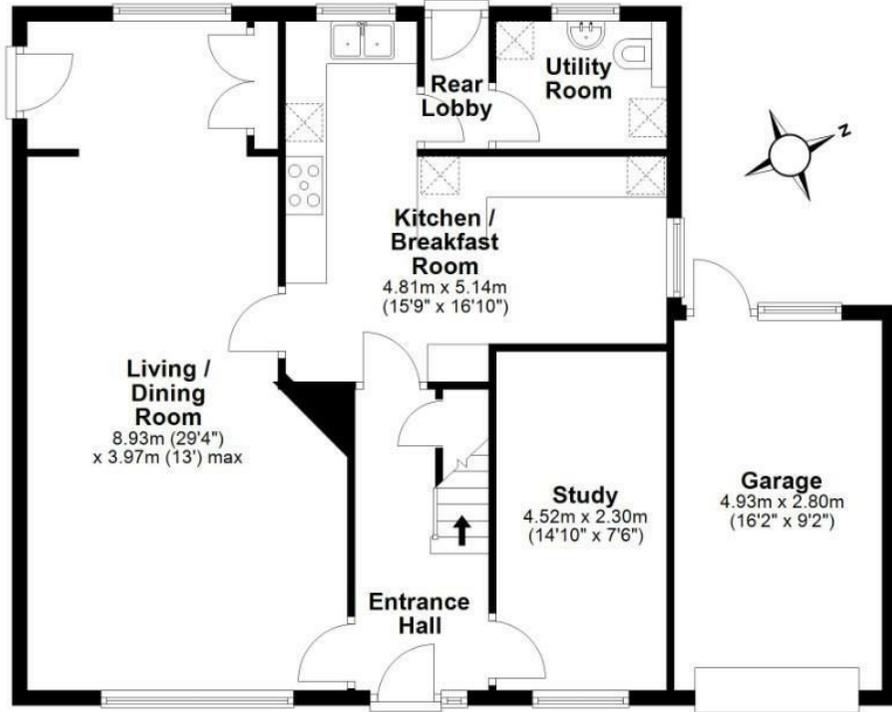
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Main area: approx. 76.3 sq. metres (821.5 sq. feet)
Plus garages: approx. 13.8 sq. metres (148.7 sq. feet)



First Floor

Approx. 70.8 sq. metres (762.6 sq. feet)



Main area: Approx. 147.2 sq. metres (1584.0 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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.



