



38 Lee Close, Cottenham, Cambridge, CB24 8AG
Guide Price £500,000 Freehold



rah.co.uk
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**A RECENTLY RENOVATED FOUR-BEDROOM, LINK-DETACHED FAMILY HOME
LOCATED WITHIN EASY REACH OF THE ARRAY OF AMENITIES IN COTTENHAM,
HIGH STREET**

- Link detached house
- 4 bedrooms, 2 bathrooms, 1 reception room
- Gas fired central heating to radiators
- EPC-C/71
- 1034 Sqft/96.1 Sqm
- 0.06 acres
- Driveway and integral garage
- Council tax band - E

Nestled within a quiet cul-de-sac on the fringes of the High Street is this superb family home measuring 1034 sqft/96.1 sqm. To the ground floor, this turnkey home comprises of a terrific 'L' shaped living space with cohesive herringbone flooring running across the whole of the ground floor, perfect for spending time as a family or entertaining from home. The recently replaced kitchen is the hub of the property with a stone worktop surface, a featured splash back, a two-bowl sink and a breakfast bar area opening into the dining space. Integrated appliances within the kitchen include a microwave, a dishwasher, a fridge/freezer, an induction hob and a fan assisted oven. The living room spans the full width of the house and has large levels of natural light thanks to a separate window and a large set of French style doors opening onto the rear garden. Completing the ground floor is a WC off the entrance hall, an integral garage accessible off the entrance hall and a storage cupboard beneath the stairs.

To the first floor are four well-proportioned bedrooms which includes a master bedroom suite which a fully tiled en-suite shower room with white sanitary wear including a low-level WC, Vanity sink unit, heated towel rail and a single enclosed shower. Completing the first floor is a family bathroom suite with white sanitary wear including a panelled bath with shower over, a low level WC and a vanity sink unit.

Externally – To the front of the property is a block paved driveway which leads toward the integral garage, accessible via an up and over door to the front or from the entrance hall. The rear garden is non-overlooked with a large neighbouring garden behind. The rear garden is fully enclosed, laid predominantly to lawn, has a patio area off the living room doors and further benefits from a decking area to the far corner.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band -

Fixtures and Fittings

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

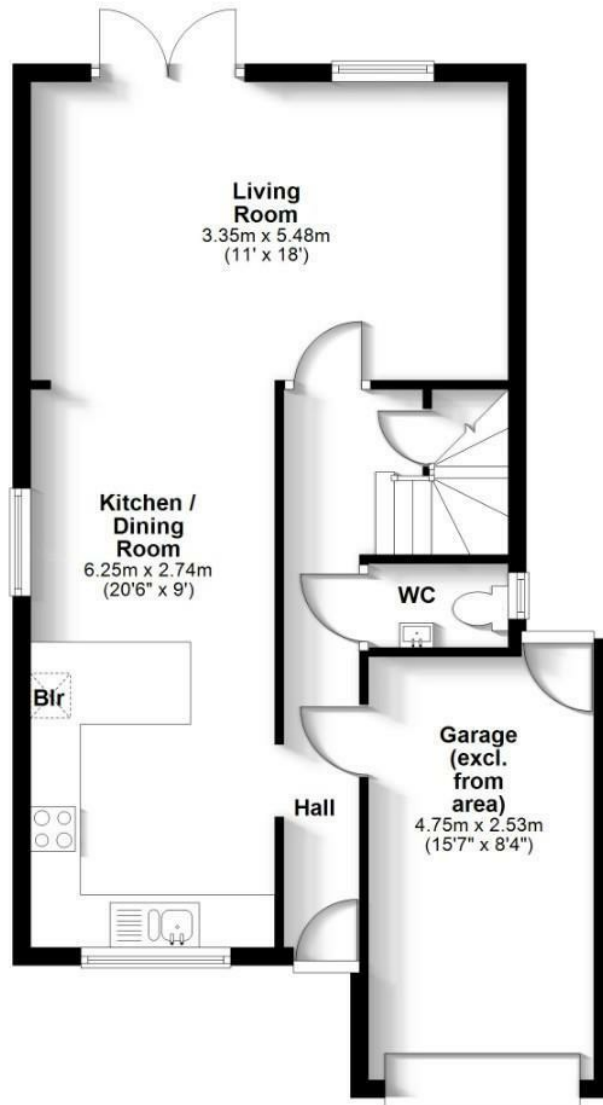
Viewing

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



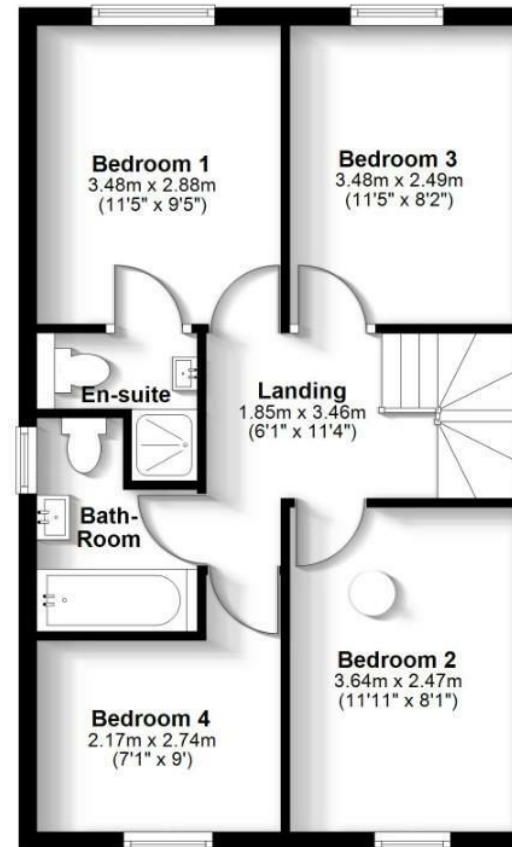
Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



Total area: approx. 96.1 sq. metres (1034.0 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
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.

