

2 School Lane, Impington, Cambridge, CB24 9NS

Guide Price £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN, THIS DETACHED FOUR-BEDROOM BUNGALOW IS LOCATED WITHIN THE POPULAR NORTH CAMBRIDGE VILLAGE OF IMPINGTON AND HAS BEEN CONFIGURED KINDLY THAT THE REAR OF THE PROPERTY COULD BE USED AS AN ANNEXE.

- Detached bungalow
- Constructed in 1963- extended in 1999
- Gas fired central heating to radiators
- 0.18 acre plot
- Council tax band-E
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- 1384.5 sqft / 128.6 sqm
- Driveway and integral garage
- EPC-D / 64

Originally constructed in 1963, this well-proportioned home was extended in 1999 with the addition of two further bedrooms and a shower room to the rear.

With accommodation across one level, the property benefits from a large entrance hallway and two reception rooms including a triple aspect lounge with double doors opening onto the garden and a double aspect dining room which adjoins the kitchen. Two bedrooms occupy the original footprint of the house, each with built in cupboards. Accessible off the kitchen are a utility room, a pantry and the integral garage with side hung doors to the front and built-in storage racks. Off the hallway is a fully renovated family bathroom with featured tiled wall, built-in units and a shower above the bath.

In 1999 a large extension was added to the rear, comprising two bedrooms and a separate shower room. Originally constructed as an annexe, this space can also be used with the existing bungalow to provide further living space.

A UPVC conservatory/porch was added off the kitchen by the current owners in 2023.

Externally, the property occupies a sizeable plot in the region of 0.18 acres which wraps around its full perimeter. The garden is predominantly laid to lawn with well stocked borders, a nature pond and a variety of fruit trees which run along the perimeter nearest the road. The property has a substantial gravel and concrete laid driveway, providing off-road parking for several vehicles.

Agents Note
The property suffered water damage from a burst pipe in the loft in January 2025. All rooms, except for the kitchen and annexe, have been completely newly redecorated to a high standard and re-floored, with a new damp proof layer, plus engineered wood herringbone flooring in the Hallway and Sitting Room. The Bathroom is completely upgraded. Electric lighting circuits have been re-wired to present-day standards. Installation of a downstairs pressurised hot water system has enabled the amount of pipework in the loft to be reduced to a minimum. To avoid a recurrence of the frozen pipe, the loft and pipework have been insulated to a high specification. There is also an auxiliary heater in the loft which will operate when the temperature gets too low.

Location
Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs and coffee shops. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park & Ride, provides a direct link to Cambridge City centre, Cambridge railway stations and Addenbrooke's Hospital.

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.

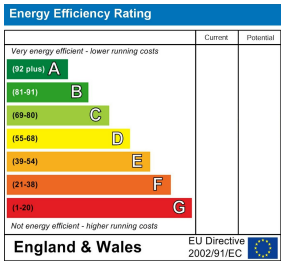
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Main area: Approx. 128.6 sq. metres (1384.5 sq. feet)
Plus garages, approx. 16.2 sq. metres (173.9 sq. feet)



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.











