



82 Mill Lane, Impington, Cambridge, CB24 9HS
Guide Price £775,000 Freehold



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LOCATED WITHIN THE POPULAR VILLAGE OF IMPINGTON IS THIS HEAVILY EXTENDED FOUR-BEDROOM HOME, BENEFITTING FROM A ONE-BEDROOM ANNEXE WITH ITS OWN INDEPENDENT GARDEN TO THE REAR.

- Semi-detached house and Annexe
- House 1674.9 sqft/155.6 sqm
- Gravel laid driveway
- Gas fired central heating to radiators
- Council tax band-D
- House: 4 bedrooms, 2 bathrooms, 2 reception rooms
- Annexe 537.2 sqft/49.9 sqm
- 0.15 acre plot
- EPC-D/68

Having been beautifully extended and re-developed, this substantial family home measures 2212 sqft/205.5 sqm including the Annexe.

The main property comprises of two reception rooms, four bedrooms including one to the ground floor and two bathrooms. The two reception rooms for the property include a smaller sitting room to the front of the property which could be used as a fifth bedroom if required and a substantial living room measuring 24ft in length and benefitting from bi-folding doors which open onto the rear garden. The substantial kitchen/dining room is the hub of the house and is ideal for those with larger families and those who enjoy entertaining from home. The kitchen has bi-folding doors opening into the rear garden and has tiled flooring throughout. The kitchen offers copious amounts of storage, large levels of worktop and space for white goods including a large American style fridge freezer, a washing machine and a dryer. Completing the ground floor is a family bathroom, a bedroom with fitted wardrobes to the front aspect and a utility/boot room to the rear.

To the first floor are three bedrooms, this includes an elegant master bedroom with fitted wardrobes/dressing area and an en-suite shower room.

The annexe to the rear of the plot measures 49.9sqm / 537.2sqft and provides accommodation over one level. The annexe offers a stunning living space with vaulted ceiling, a bedroom and a shower room. To the rear of the annexe is an independent rear garden predominantly paved and housing a large shed. Although the annexe does not have a kitchen facility, the living space is substantial enough to offer a small kitchenette.

Externally, To the front the property has a large gravel parking area which provides off road parking for numerous vehicles. The rear garden of the property is fully enclosed, with composite decking off the living room and kitchen. The remainder of the garden is laid predominantly to lawn with a well-stocked, raised flower bed to one side and a pathway to the annexe to the opposite.

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 - D

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





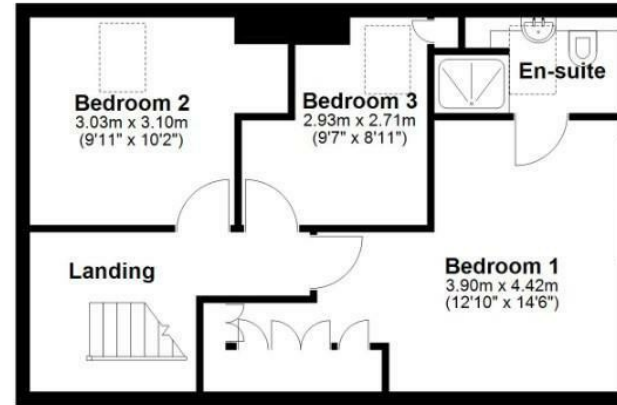
Ground Floor

Approx. 108.9 sq. metres (1172.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Annexe

Approx. 49.9 sq. metres (537.2 sq. feet)



Total area: approx. 205.5 sq. metres (2212.0 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		
		EU Directive 2002/91/EC

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