24 Mill Lane, Impington, Cambridge, CB24 9XN

Guide Price £525,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ELEGANT, TWO/THREE-BEDROOM EDWARDIAN HOME WHICH HAS BEEN SYMPATHETICALLY EXTENDED ACROSS THE YEARS TO PROVIDE GENEROUS LEVELS OF ACCOMMODATION, JUST A SHORT WALK FROM HISTON, HIGH STREET.

- Semi-detached house
- 1015 sqft/94.3 sqm
- Gas fired central heating to radiators
- 0.07 acre plot
- Council tax band-C
- 2/3 bedrooms, 1 reception room, 1 bathroom
- Edwardian - built in 1904
- Within walking distance of the High Street
- EPC-D/55

Having been originally constructed in 1904, this stunning home has then been extended to the rear and benefits from an attic conversion to provide accommodation measuring 94.3 sqm / 1015 sqft across three levels.

To the ground floor the property comprises a rear lobby which the current owner uses as the main entrance to the property. There is an open plan Living/Dining room, which was previously two separate reception spaces, and which has a Morsø multifuel stove. There is a study which could also be used as a bedroom, and to the rear of the property is a stunning kitchen/breakfast room with herringbone parquet wood flooring, French doors open onto the patio and a Velux window all contribute to large levels of natural light flooding the kitchen. The kitchen benefits from feature tiles splash back, storage at both base level and eye level, a large oak work surface, a ceramic sink with drainer and space for white goods. The french doors and rear door are all Velfac composite powder-coated aluminium and timber, for ease of maintenance.

To the first floor is a large landing area with an airing cupboard, off the landing is a large master bedroom with a sash window towards the front as well as a fitted shelved cupboard to the side of the chimney stack. Completing the first floor is a family shower room with a low-level WC, sink with vanity unit below, a heated towel rail and a large walk-in shower. To the second floor is the converted attic space which has been converted into a bedroom. The attic room is ideal for a teenager or as a guest room with a feature pitched wooden window overlooking the rear garden and two Velux windows drawing in further light. The feature window is 'Rationel' composite powder coated aluminum and timber. The sash windows in the property are made from hardwood timber, double glazed, 'heritage' windows made by a local craftsman.

Externally, the sizeable rear garden, which is approaching 100ft in length, is split into three parts. Off the kitchen breakfast room is a large patio area ideal for alfresco dining in the warmer months of the year and benefitting from ample space for an array of patio furniture. To the middle of the garden is a large lawn area with herbaceous borders and a mature silver birch tree and a green house. To the far end of the garden is a mature plot with raised vegetable beds, a small nature pond and a patio off the timber-built summer house.

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.

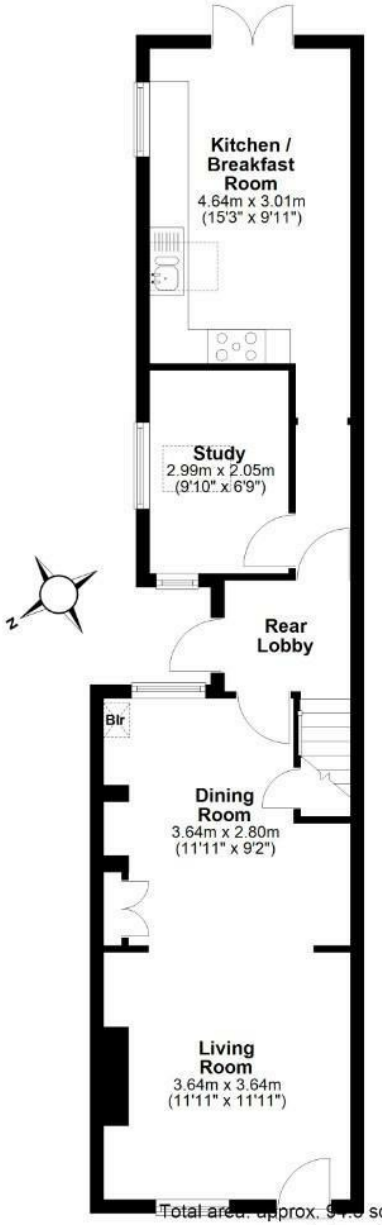
Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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

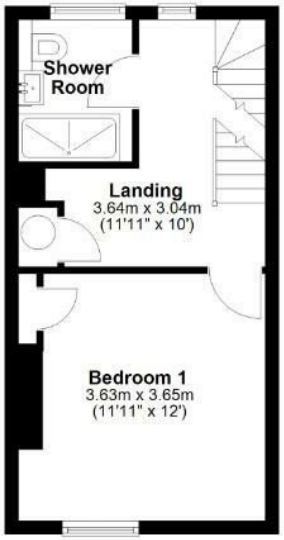
Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



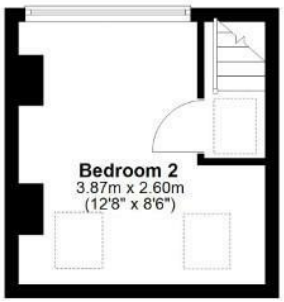
First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



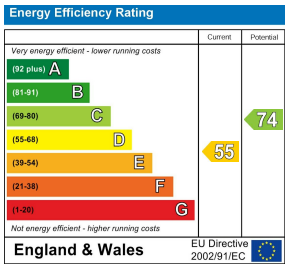
Second Floor

Approx. 13.9 sq. metres (150.0 sq. feet)



Total area: approx. 94.9 sq. metres (1015.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

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