



12 Primrose Lane, Impington, Cambridge, CB24 9PQ
Offers In Excess Of £350,000 Freehold



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A BEAUTIFULLY PRESENTED TWO-BEDROOM, TWO-BATHROOM MODERN HOME WITH DRIVEWAY PARKING AND A SUNNY SOUTH-WEST-FACING GARDEN, IDEALLY SITUATED IN A QUIET POSITION WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF IMPINGTON. CONVENIENTLY LOCATED WITHIN A SHORT WALK OF THE GUIDED BUSWAY AND ADJOINING CYCLE ROUTE, PROVIDING EXCELLENT ACCESS TO CAMBRIDGE NORTH RAILWAY STATION, THE SCIENCE PARK AND CAMBRIDGE CITY CENTRE.

- 2 bedrooms, 2 bathrooms, 1 reception room
- Constructed in 2013
- Solar thermal panels providing hot water
- 0.02 acres, enclosed south-west facing garden
- Council tax band - C
- 740.1 sq ft/ 68.8 sq m mid-terrace house
- Gas-fired central heating to radiators
- Driveway parking
- EPC - B / 84
- Chain free

Measuring 68.8 sq m (740.1 sq ft), this modern freehold home is presented in excellent decorative order throughout and offers well-designed accommodation, including a spacious open-plan living area opening onto a mature south-west-facing garden. The property enjoys a peaceful setting just a five-minute walk from the Guided Busway, cycle route and popular local café.

Ground Floor

The property is entered via a tiled entrance hall with stairs rising to the first floor, a cloakroom/WC and access to the kitchen. The well-appointed kitchen is fitted with a range of wall and base units and benefits from an integrated dishwasher, fridge/freezer, washing machine, oven and gas hob, together with generous worktop space for food preparation. Completing the ground floor is a bright and spacious open-plan lounge/dining room. French doors open directly onto the rear garden, while two additional windows flood the room with natural light.

First Floor

The first floor comprises two double bedrooms and a family bathroom. The principal bedroom overlooks the front aspect and benefits from a contemporary three-piece en-suite shower room. The second double bedroom enjoys views over the rear garden and includes an airing cupboard providing useful storage. The family bathroom is fitted with a panelled bath and shower over. The landing also provides access to the partially boarded loft.

Outside

To the front of the property is a block-paved driveway providing off-road parking. The fully enclosed rear garden enjoys a sunny south-west-facing aspect and benefits from gated rear access. Mature shrubs and trees create an attractive and established setting, while the garden is laid predominantly to lawn with a patio area directly adjoining the house, providing an ideal space for outdoor dining and entertaining. A timber garden shed is positioned in the far corner.

Location

Impington and adjoining Histon are widely regarded as two of the most sought-after villages north of Cambridge. Their popularity is enhanced by a particularly convenient location just three miles from Cambridge city centre, with excellent transport links including the A14 and M11 within easy reach. The villages are served by the Cambridgeshire Guided Busway, offering fast and convenient access to Cambridge Science Park, Cambridge North Railway Station and the city centre. A dedicated cycle route also provides an attractive commuting option. The village offers a wide range of local amenities, including shops, cafés, restaurants and traditional pubs. Schooling is highly regarded, with excellent provision from pre-school through to sixth form, including the well-respected Impington Village College. The area also offers a variety of sports and recreational facilities, with Girton Golf Club just a short drive away.

Tenure

Freehold

Services

All mains services connected, including gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

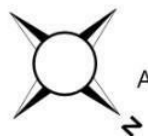
Fixtures and Fittings

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

Viewing

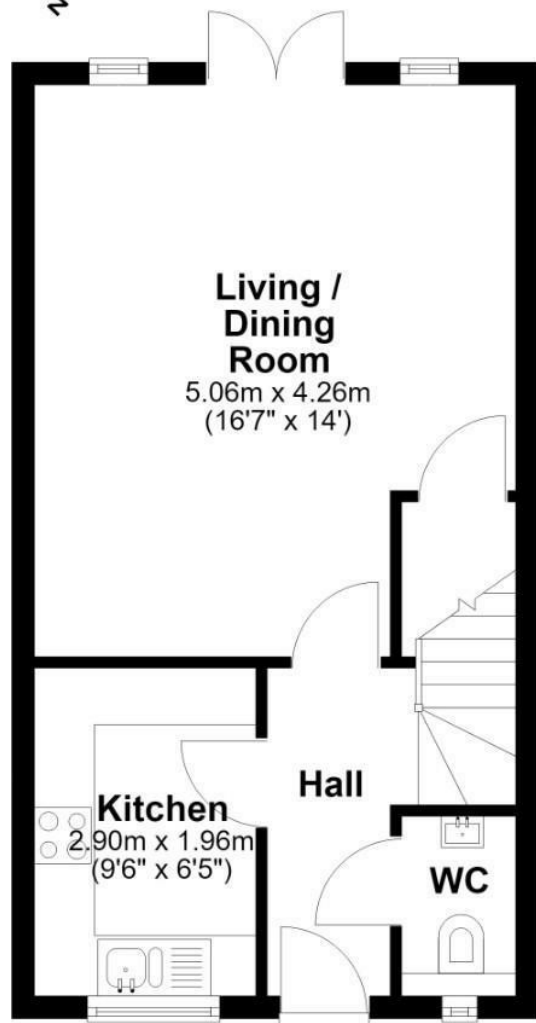
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





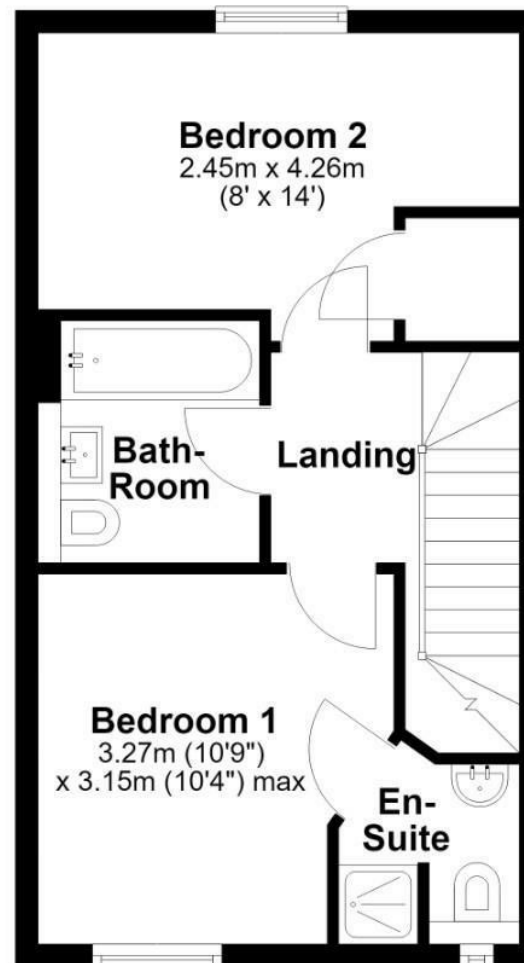
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 68.8 sq. metres (740.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(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	

