



13 Water Lane, Oakington, Cambridge, CB24 3AL

Guide Price £465,000 Freehold

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AN IMPECCABLY REFURBISHED TWO-BEDROOM DETACHED BUNGALOW IN THIS HIGHLY REGARDED VILLAGE.

• Detached bungalow • 2 bedrooms, 1 bathroom, 1 reception room • 875 sqft / 81.3 sqm • New gas fired central heating boiler • Detached garage • Built in 1990s • EPC - C / 75 • Council tax band -D • Chain free

Occupying an attractive large corner plot on Water Lane, this beautifully refurbished detached bungalow offers thoughtfully designed single-storey accommodation extending to approximately 875 sq ft (81.3 sq m), complemented by a detached garage and separate study.

The property has recently undergone a comprehensive programme of refurbishment, resulting in a home that combines contemporary specification with the practicality of bungalow living. Significant improvements include a new roof, replacement double-glazed windows, a new gas-fired boiler, an entirely new central heating system, an unvented hot water cylinder and a beautifully appointed shower room.

The accommodation is arranged around a welcoming entrance hall and includes a generous dual-purpose sitting and dining room extending to over 24 ft in length, offering an abundance of natural light and an ideal space for both everyday living and entertaining. The kitchen is well positioned adjoining a practical utility room with direct access to the garden.

There are two well-proportioned double bedrooms served by a stylish contemporary shower room, all presented in a calm and neutral palette.

Outside, the detached garage is accompanied by a separate study, creating an excellent environment for home working, hobbies or potential ancillary accommodation, subject to the necessary consents. The gardens provide a private setting and complement the property's peaceful position.

Location

Oakington is a highly regarded Cambridgeshire village, offering a range of everyday amenities including a village shop, public house, primary school and recreational facilities. The village is particularly well placed for access to Cambridge, with excellent road links via the A14 and M11, together with convenient cycling and guided busway routes into the city, making it an ideal location for both commuters and those seeking an attractive village lifestyle.

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.

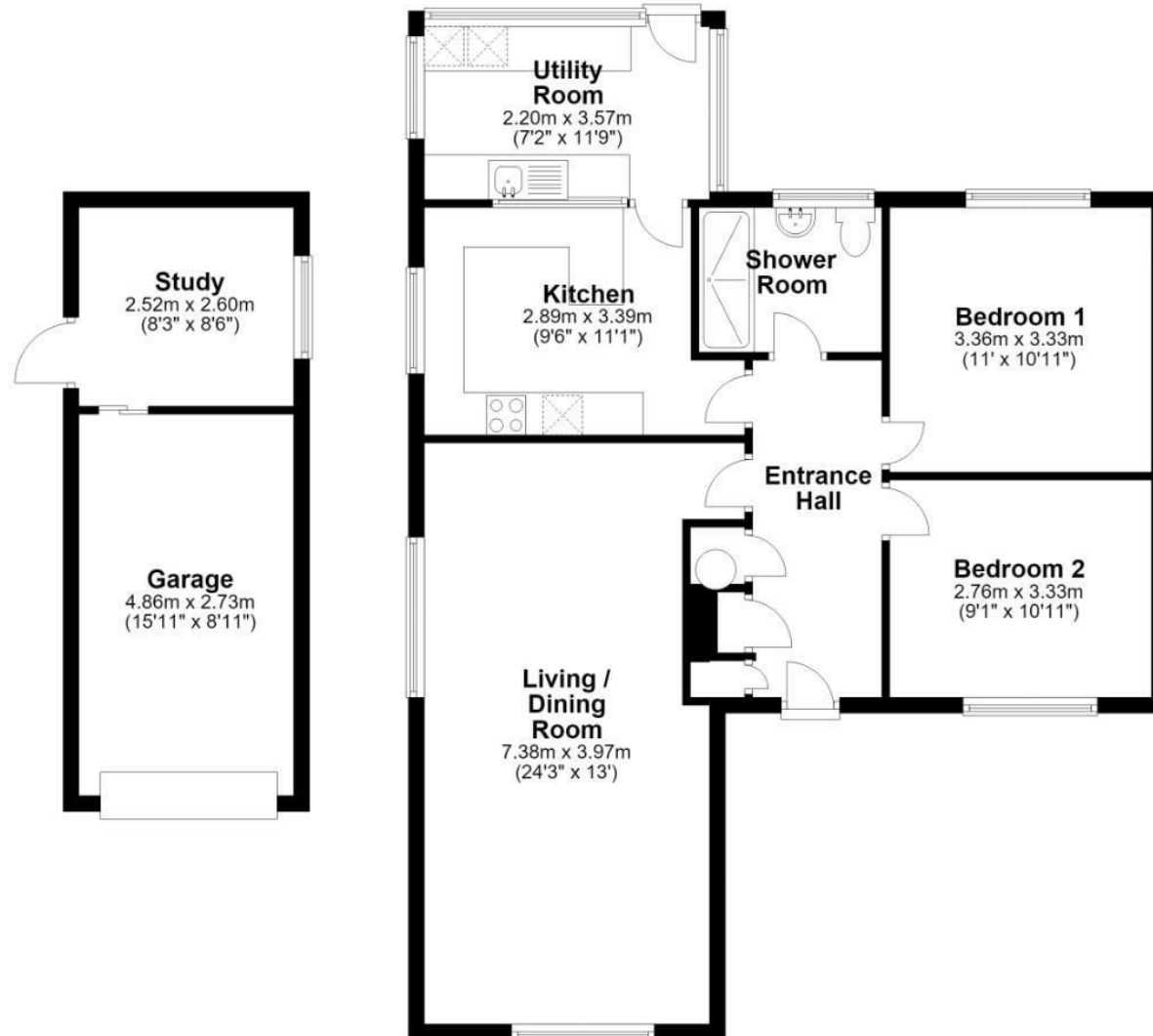
Viewing

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





Floor Plan
Main area: approx. 81.3 sq. metres (875.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.8 sq. feet)
Plus study, approx. 6.6 sq. metres (70.6 sq. feet)



Main area: Approx. 81.3 sq. metres (875.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.8 sq. feet)
Plus study, approx. 6.6 sq. metres (70.6 sq. feet)

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	

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.



