



15 Old School Lane, Milton, Cambridge, CB24 6BS

Guide Price £450,000 Freehold



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**LOCATED WITHIN A SHORT CYCLE OF THE NORTH CAMBRIDGE TRAIN STATION IS THIS HEAVILY EXTENDED, FOUR-BEDROOM FAMILY HOME NESTLED ALONG OLD SCHOOL LANE, MILTON. CHAIN FREE.**

- Semi-detached house
- 4 beds, 2 baths, 2 recepts
- Constructed in 1965
- Driveway parking and carport
- Council tax band - C
- 1049.9 Sqft // 97.5 Sqm
- Chain free
- Gas fired central heating to radiators
- EPC -E / 51
- 0.05 acres

Having been originally constructed in 1965, this semi-detached home with no chain, has been extended on several occasions and provides generous living accommodation measuring 1049.6 Sqft / 97.5 Sqm. To the ground floor, the property comprises of an entrance hall, an open plan living room/dining room, a spacious kitchen/breakfast room opening onto the rear garden and a separate utility with adjoining WC. The kitchen/breakfast room benefits from cupboards at both eye/level and base level, a kitchen island and integrated appliances which includes a double fan assisted oven, gas hob and dishwasher. To the first floor, the property benefits from four bedrooms and two bathrooms including an en-suite shower room to the master bedroom.

Externally – To the front of the property is a small front garden which is laid to gravel and benefits from raised flower beds along the borders. A hard standing concrete laid driveway leads onto the covered car port to the side of the property. The rear garden of the property is fully enclosed with a raised patio area accessible off the kitchen/breakfast area. The remainder of the garden is predominantly laid to lawn with a timber shed neatly placed in the far corner.

#### **Locaton**

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

#### **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.

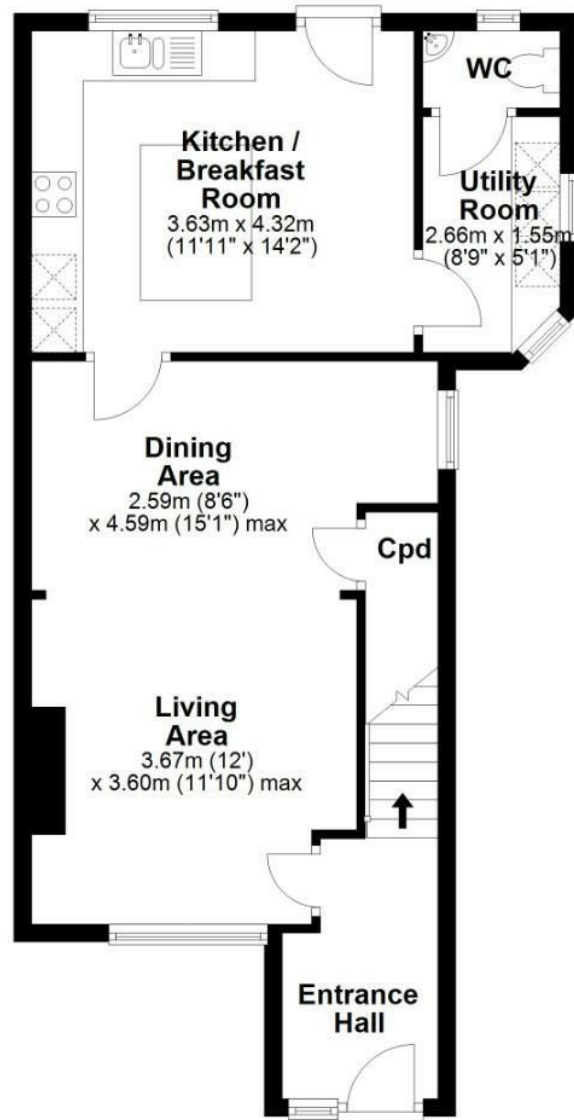
#### **Viewing**

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



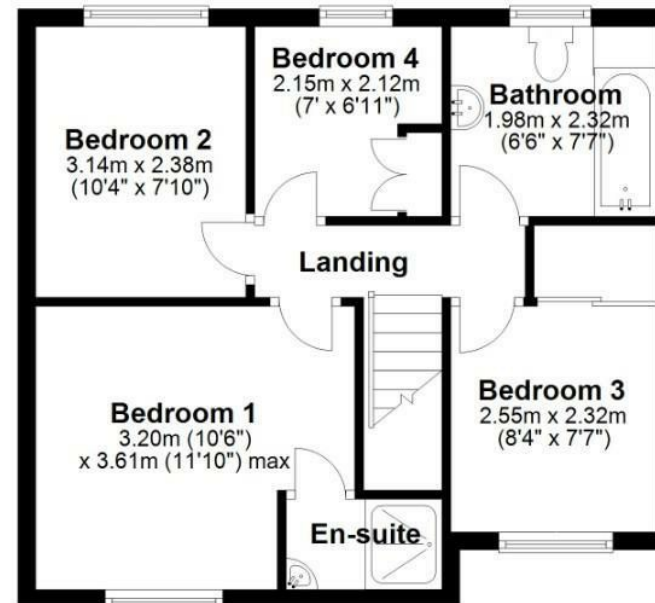
## Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



## First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

72

51



