2a Aingers Lane, Cambridge, CB4 3FU

Guide Price £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUPERB INDIVIDUAL, BRAND NEW DETACHED HOME, BOASTING WELL-PROPORTIONED ACCOMMODATION, SOLAR PANELS AND AN ELECTRIC CAR CHARGER AND AN IMPRESSIVE 'A' RATED EPC.

- Brand new, detached home
- 3 bedrooms, 2.5 baths, 2 reception rooms
- Driveway with EV charger
- Open-plan kitchen/dining room with bifolds
- 1441.7 sqft / 133.9 sqm
- Build zone - brand new 10-year warranty
- EPC - A / 100
- 14 PV 6.3 Kw solar panels with battery capability

A beautifully presented and thoughtfully designed, brand new, three-bedroom detached home, offering spacious and contemporary living throughout, ideal for modern family life. The property has been built with energy efficiency in mind, EPC rated 'A', with 14 PV panels.

The ground floor welcomes you with a bright entrance hall leading to a generous living room, perfect for relaxing or entertaining. To the rear, the impressive open-plan kitchen, sitting and dining area forms the heart of the home, stretching over 29 ft in length and providing an exceptional space for everyday living. The sleek, modern kitchen is complemented by a breakfast bar, with integrated appliances, an induction hob and stainless-steel sink with mixer taps, while large windows and bi-fold doors invite in plenty of natural light and offer views of the garden. A separate utility room and convenient WC complete the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining double bedrooms are served by a stylish family bathroom. A central landing provides access to all rooms, enhancing the sense of space and flow.

Externally, the home enjoys a generous plot with a neatly maintained lawn and a private driveway offering ample off-road parking. The attractive brick façade and contemporary finish, while the surrounding space provides excellent potential for outdoor entertaining and family use.

With approximately 1,441.7 sqft of accommodation, this property combines comfort, style, and practicality in a desirable setting, making it an ideal choice for families, professionals, or those seeking a modern home with versatile living space.

Location
Aingers Lane s a located just off Histon Road and is part of a very popular, private residential development with excellent local facilities serving the district including supermarkets, takeaways and a petrol station. Aingers Lane is in the catchment area for the popular local Mayfield primary school and Chesterton Community College (Ofsted rated 'outstanding'), with further independent schooling available in Cambridge city centre. There is easy access from the property onto the region's main commuter routes as well as into the city centre or peripheral areas such as the Science and Business Parks. Cambridge North railway station is just 2 miles away with links to London Kings Cross and London Liverpool Street.

Tenure
Freehold

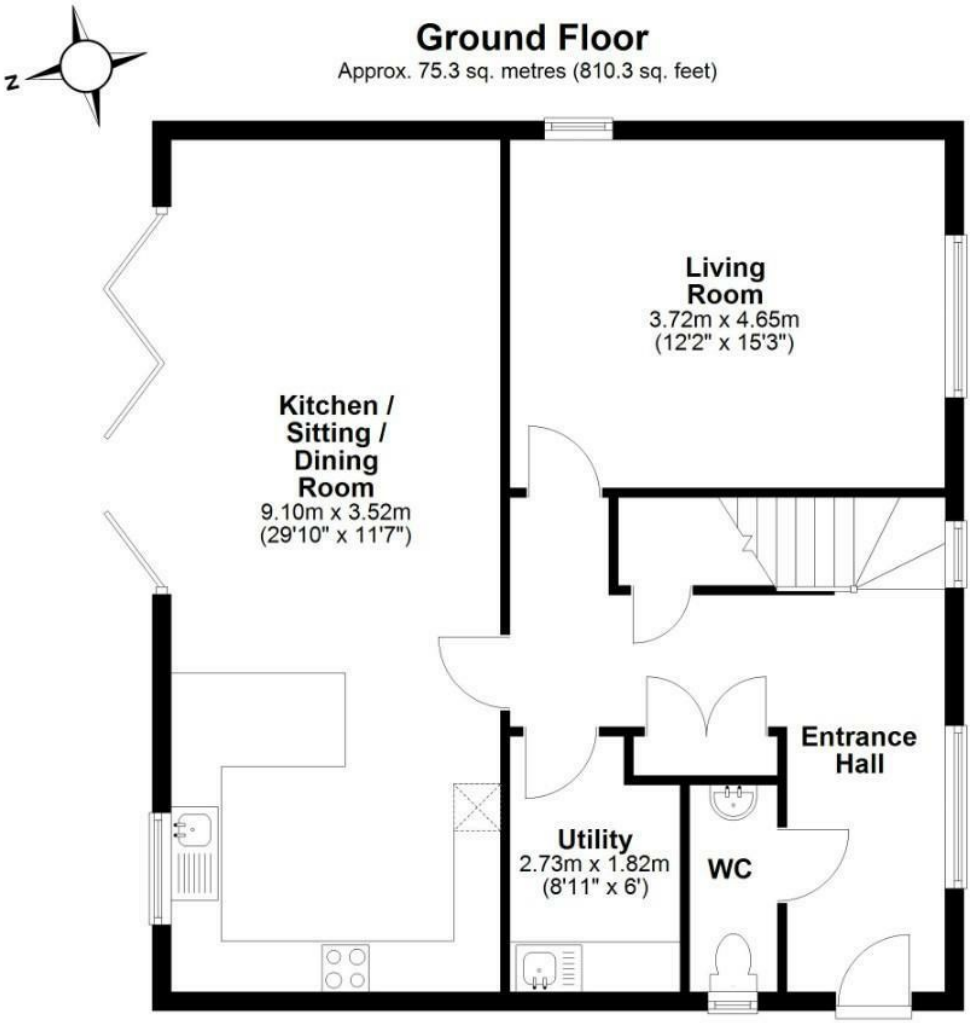
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - TBC

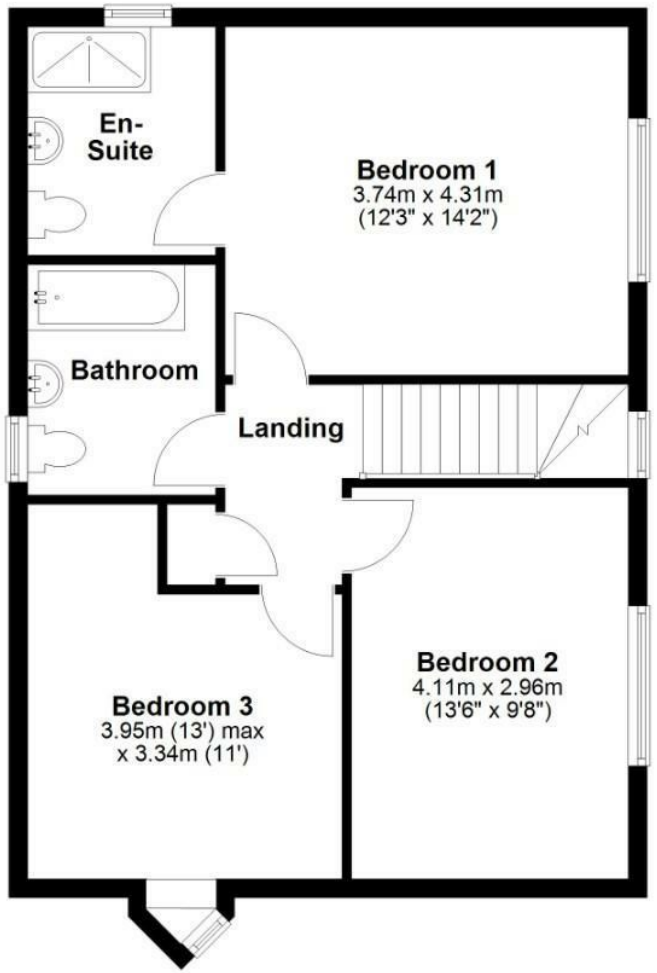
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

Ground Floor
Approx. 75.3 sq. metres (810.3 sq. feet)

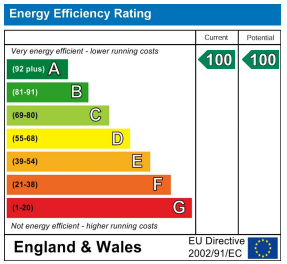


First Floor
Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 133.9 sq. metres (1441.7 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.