30a Lingholme Close, Cambridge, CB4 3HW

Offers Over £500,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 323130

AN ATTRACTIVE FOUR-BEDROOM DETACHED FAMILY TOWNHOUSE WITH PARKING AND A SOUTH-WESTERLY GARDEN AVAILABLE WITH NO ONWARD CHAIN.

- Detached house
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Off road parking
- EPC - D / 67
- Chain free
- 1048 sqft / 97 sqm
- Gas-fired central heating to radiators
- Built in 1996
- Council tax band - D
- South-westerly facing garden

Occupying a desirable residential setting, this beautifully presented four-bedroom detached home offers well-balanced accommodation arranged over three floors, extending to approximately 1,048 sq ft. The property has been thoughtfully modernised throughout and combines contemporary finishes with practical family living.

The ground floor provides a welcoming entrance hall leading to a bright and generously proportioned reception room, where large windows flood the space with natural light. To the front, the contemporary kitchen is fitted with an extensive range of sleek cabinetry, integrated appliances and ample work surfaces. The dining room offers an excellent space for everyday family life and entertaining. A guest cloakroom completes the accommodation on this level.

The first floor comprises an impressive principal bedroom, a well-proportioned second bedroom and a stylish family bathroom. The second floor provides two further bedrooms together with a separate shower room, creating flexible accommodation ideally suited to growing families, guests or those requiring dedicated home working space.

Externally, the property benefits from off-street parking to the front for several vehicles. To the rear is a private, low-maintenance paved garden offering excellent space for outdoor dining and entertaining, together with a useful garden store. Mature trees beyond the boundary provide an attractive green backdrop and a welcome sense of privacy.

Finished in a contemporary palette throughout, the house is presented in excellent decorative order and is ready for immediate occupation, making it an ideal home for families seeking generous accommodation in a convenient location.

Location
Lingholme Close is a small cul-de-sac off Warwick Road, which, in turn, is located just off Histon Road and is part of a very popular, private residential development with excellent local facilities serving the district including supermarkets, Post Office and petrol station. Lingholme Close 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 King's Cross and London Liverpool Street.

Tenure
Freehold

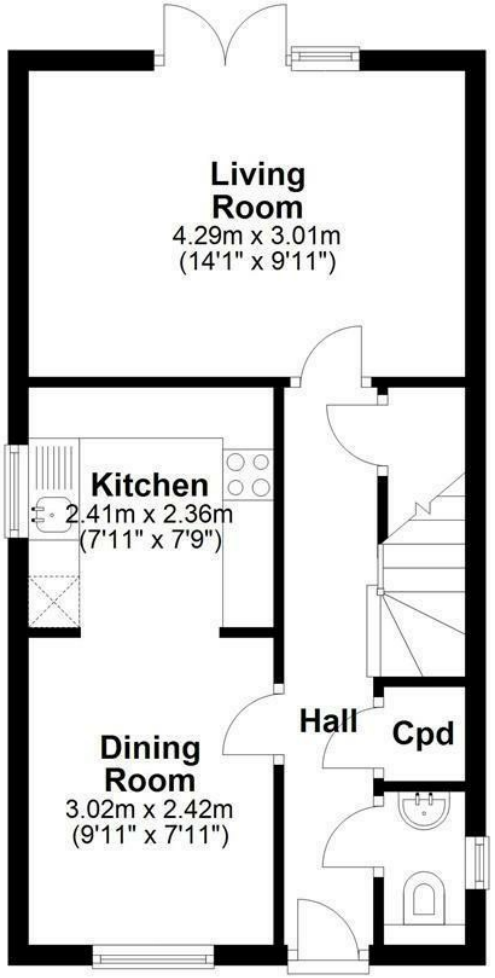
Services
Mains services connected include gas, electricity, water and mains drainage

Statutory Authorities
Cambridgeshire City Council
Council tax band - D

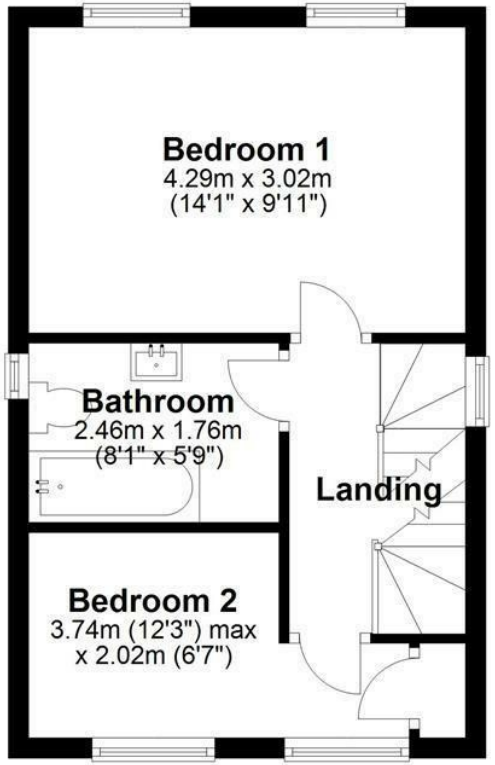
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

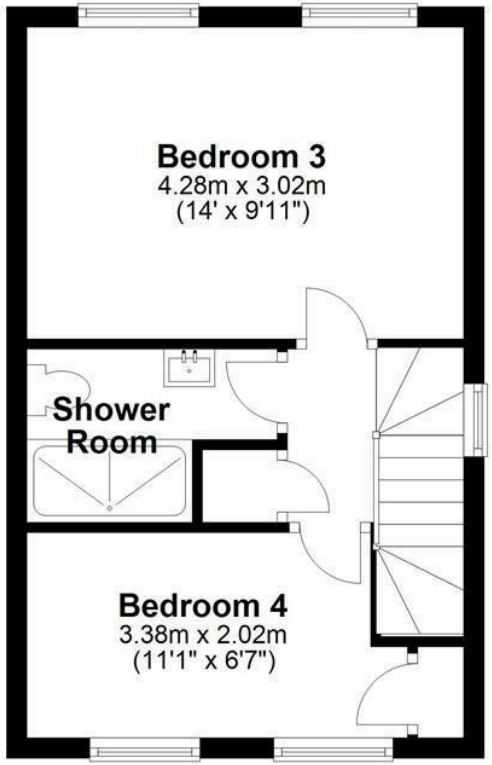
Ground Floor
Approx. 36.9 sq. metres (397.6 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.3 sq. feet)

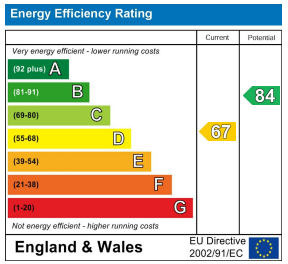


Second Floor
Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 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.