

pocock & shaw

Residential sales, lettings & management



49 Longmeadow, Lode  
Cambridge  
CB25 9HA

A wonderful opportunity to purchase this semi detached family home pleasingly positioned in a semi rural location. The property offers tremendous potential for updating and extending (subject to planning consents). Additional features include an integrated single garage and no chain. EPC:F (Potential 'C')

Guide Price: £350,000



Longmeadow is a hamlet of Lode, a popular village situated around 7 miles North-East of Cambridge City Centre and approximately 7 Miles from Cambridge Science Park, which is situated on the northern outskirts of the city. Also around 6 miles from Cambridge Airport and approximately 8 miles west of Newmarket. The village is located approximately 3 miles from Junction 35 of the A14, which providing access to the wider road network. The village of Lode benefits from a post office, the celebrated Anglesey Abbey, National Trust gardens, a church, recreation ground, allotments and social clubs. The village benefits from a daily bus service to both Cambridge and Newmarket. The area falls within East Cambridgeshire, and therefore there are a number of options available with regards to educational facilities.

This semi detached family home has 3 good sized bedrooms, a first floor bathroom, an integral single garage with modern up and over door, plus an established enclosed rear garden. It is considered that the house would benefit from updating and cosmetic improvement and offers tremendous potential to modernise and extend (STS).

Fitted with many uPVC windows and doors, there is an existing oil fired radiator central heating system, currently out of service. In detail, the accommodation includes:-

## Ground Floor

### Entrance Hall

With an entrance door, radiator, stairs leading to the first floor.

### Sitting/Dining Room 8.22m (27') x 3.50m (11'6") max

With a picture window to the front aspect, feature fireplace, two radiators, double doors leading to the rear garden.

### Kitchen 3.60m (11'10") x 2.92m (9'7")

Fitted with a range of base and eye level units with worktop space over, with a window to the rear aspect, pantry cupboard with additional shelving, walk in understairs storage cupboard with additional shelving, wall mounted oil fired boiler (not in service).

### Integral Garage

A useful space with power and light connected, workbench, a modern up and over garage door to the front.

### First Floor

#### Landing

With a window to the side aspect, radiator, exposed wooden flooring, access to loft space.

#### Bathroom

Fitted with a two piece suite comprising panelled bath with taps and wash hand basin, tiled splashbacks, with a window to the rear aspect, radiator, wooden flooring.

#### WC 1.73m (5'8") x 1.13m (3'8")

With a window to the rear aspect, fitted with low-level WC.

#### Bedroom 3.03m (9'11") x 2.79m (9'2")

With a window to the rear aspect, wardrobe, radiator, wooden flooring.



**Bedroom** 4.44m (14'7") x 3.50m (11'6") max  
With a window to the front aspect, wardrobe with hanging rail, radiator, wooden flooring.

**Airing cupboard** 2.07m (6'9") x 1.27m (4'2")  
Housing the hot water tank, wooden shelving and additional storage space.

**Bedroom** 4.29m (14'1") x 3.04m (10') max  
With a window to the front aspect, radiator, wooden flooring.

### Outside

The property is set behind a hard standing area providing off road parking and access to the garage, a pathway leads to the side entrance door and to the enclosed rear garden and patio area, laid mainly to lawn with a variety of shrubs hedging, mature trees and plants.

### Services

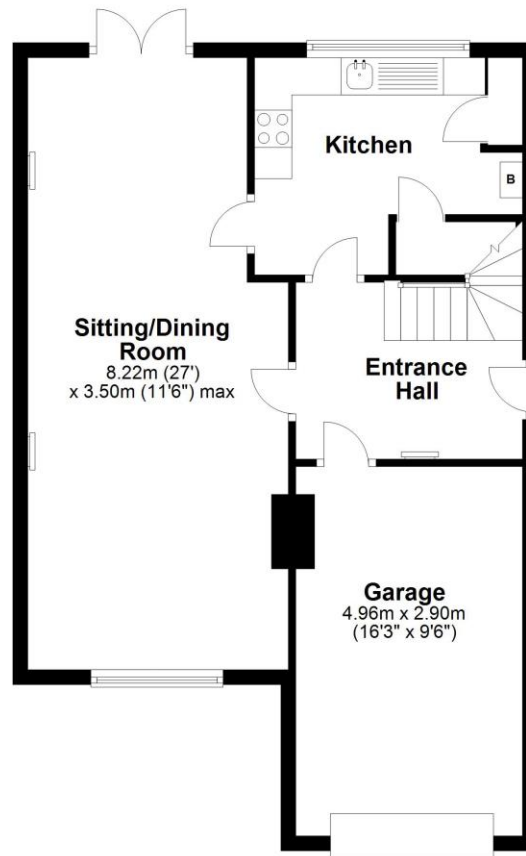
Mains water, drainage and electricity are connected.

**Council Tax Band: D** East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

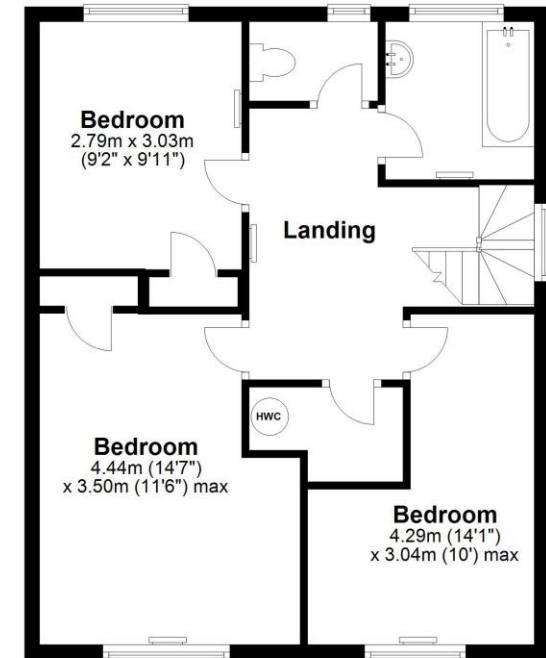
### Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



### First Floor

Approx. 55.7 sq. metres (600.1 sq. feet)



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)

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59 High Street, Burwell, Cambridgeshire  
Tel: 01638 668 284  
Email: burwell@pocock.co.uk www.pocock.co.uk

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested