



Mill Road, Lode, Cambridge, Cambridgeshire

Pocock + Shaw

21 Mill Road
Lode
Cambridgeshire
CB25 9EN

A well-presented individual 4-bedroom, link-detached family home, situated in the charming village of Lode. The property benefits from modern character throughout with a charming living room with a fireplace and contemporary wood burning stove, a fitted kitchen/dining room and a conservatory/utility room. Features include a recently refurbished ground floor cloakroom, 4 bedrooms and a modern bathroom on the first floor, an attractive part walled south facing garden and a garage and private off road parking.

Guide Price £450,000



Location Lode. Located just 7 miles from Cambridge and 8 miles from Newmarket, Lode offers convenient access to key routes including the A14. The village boasts scenic parks and walks, and is close to the National Trust's Anglesey Abbey, popular with families and walkers. Enjoy being part of a community with access to reputable primary and secondary schools, while the nearby village of Bottisham provides a good range of amenities and shops.

Entrance porch Tiled flooring, glazed door leading to

Hallway with stairs leading to the first floor, wood effect flooring. Door leading to

Cloakroom Recently refurbished with modern hand basin and cupboard, concealed cistern and low level WC, part tiled walls and tiled floors.

Living room 15'7" x 12'6" (4.75 m x 3.82 m) with marble fireplace and contemporary wood burning stove with a stone hearth and surround, wood effect flooring, double glazed bay window to the front aspect. Three built in storage cupboards.

Kitchen/dining room 15'7" x 11'8" (4.75 m x 3.56 m) with a range of fitted base and wall mounted units, space for free standing oven with extractor hood over, plumbing for dishwasher, tiled flooring, pair of French doors leading to the sun room/utility room.

Conservatory/utility room 15'5" x 6'0" (4.71 m x 1.83 m) a dual aspect room with aspect over the rear garden, deep ceramic (Belfast) sink, fitted cupboard storage, vaulted ceiling and tiled flooring, pair of French doors leading to the garden. Plumbing for washing machine, and space for tumble drier. Double glazed.

First floor landing with Velux style window, shelved airing cupboard with a Worcester gas fired combination boiler.

Bedroom 1 11'9" x 12'5" (3.58 m x 3.78 m) with 2 double built in wardrobes with lighting, rear aspect to

garden, part sloping ceilings, double glazing, additional large storage cupboard.

Bedroom 2 12'2" x 9'0" (3.71 m x 2.74 m) with part sloping ceilings, double glazing.

Bedroom 3 13'1" x 8'6" (4.00 m x 2.59 m) with part sloping ceilings, double glazing, large newly built in wardrobe including shelving.

Bedroom 4 9'8" x 6'9" (2.95 m x 2.05 m) with part sloping ceilings, double glazing.

Bathroom with a bath with shower over, hand basin with cupboard storage, concealed cistern low level WC, part tiled walls, part sloping ceilings.

Outside

To the front is an area of garden with established shrubs. A block paved driveway leads under archway to side and rear of property, with shared access with adjacent properties. At the rear of the house is a delightful, enclosed part-walled south facing garden with a lawned area, and established trees and shrubs, raised beds, timber decking and a recently paved patio.

A pedestrian gate to the side leads to the shared driveway and at the rear is a single garage with light and power, a pedestrian door to the side and a metal up an over door to the front. To the south side of the garage is a generous blocked paved parking space.

Services and tenure

Tenure The property is freehold.

Services Mains water, drainage and electricity are connected.

The property is in Lode conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



- Character modern home
- 4 bedrooms, 1st floor bathroom
- Living room with woodburning stove
- Fitted kitchen/dining room
- Conservatory/utility room
- Part wall south facing gardens
- Garage and allocated off road parking
- Sought after village location



A vertical advertisement for Pocock + Shaw real estate. The background is a teal color with a gold floral pattern. The text is in a bold, black, sans-serif font. The contact number is at the bottom.

**Pocock
+
Shaw**

For Sale

01638 668 284

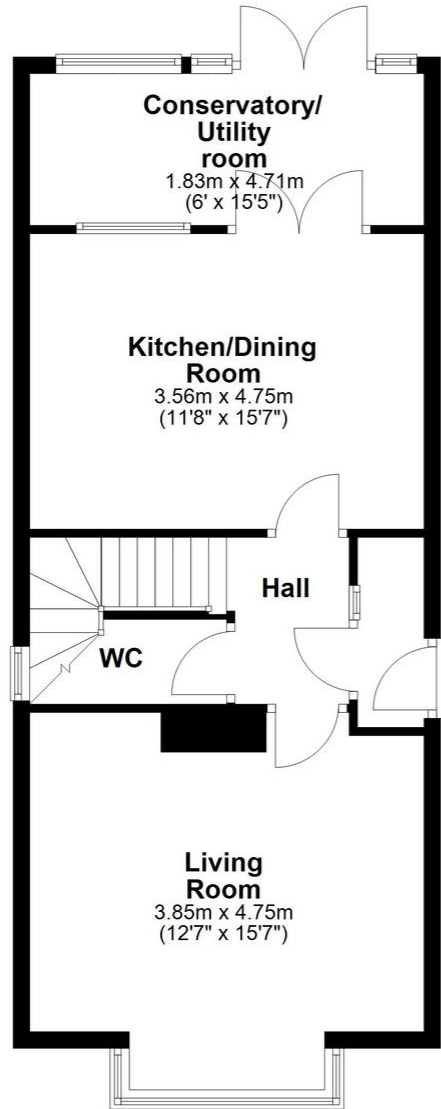






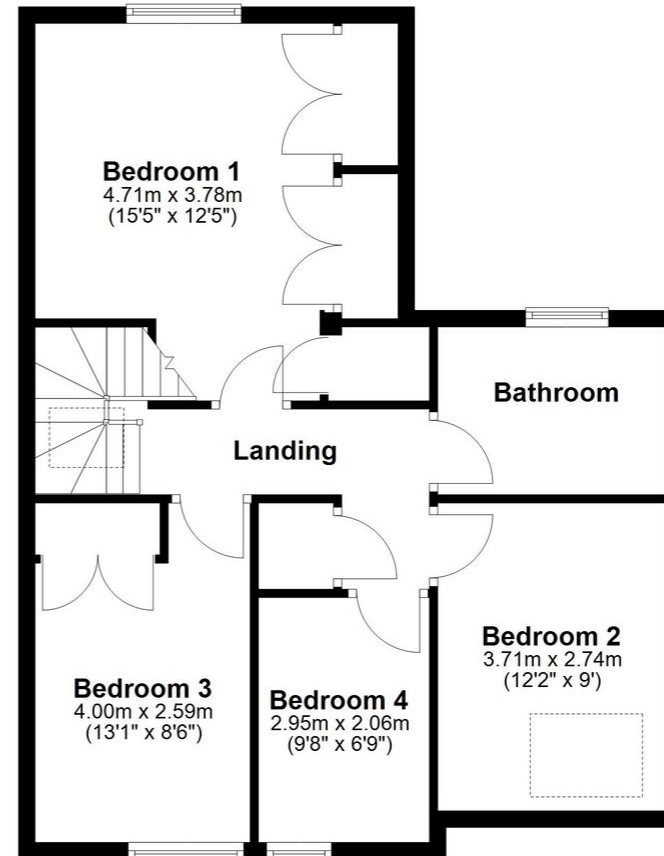
Ground Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



Total area: approx. 117.6 sq. metres (1265.4 sq. feet)

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

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