



21 Mill Road,  
Lode, Cambridgeshire

DAVID  
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# 21 Mill Road, Lode, Cambridgeshire, CB25 9EN

Lode is a well-regarded village located just off the B1102, offering convenient access to both Cambridge and the A14. The village is particularly noted for its close proximity to open countryside and its connection to Anglesey Abbey, a nearby National Trust property. The neighbouring village of Bottisham offers excellent amenities, including a primary school, secondary school, swimming pool, public-access gym, and a health centre.

A beautifully presented property combining character and modern comfort, featuring a cosy sitting room with wood-burning stove, a sleek kitchen/dining room, and a versatile utility/boot room. Highlights include a recently updated cloakroom, four spacious bedrooms, a modern family bathroom, a south-facing part-walled garden, garage, and private off-road parking — ideal for modern family life.

## A stylish and spacious four-bedroom link-detached home in the sought-after Cambridgeshire village of Lode, offering approx. 1,250 sq. ft of well-designed accommodation.

### Ground Floor

**ENTRANCE HALL** Entered via a partially glazed porch, with wood-effect flooring and stairs to the first floor. Leads into the main living areas.

**CLOAKROOM** Modern and recently updated, featuring a stylish hand wash basin with vanity unit, WC, part-tiled walls, tiled flooring, and a frosted side window.

**SITTING ROOM** Elegant space with a marble fireplace and wood-burning stove, stone hearth, and wood-effect flooring. A bay window adds light, and three built-in cupboards provide useful storage.

**KITCHEN/DINING ROOM** Fitted with a range of sleek units, space for a freestanding oven with extractor above, and plumbing for a dishwasher. Tiled flooring and French doors lead to the utility room.

**UTILITY/BOOT ROOM** Dual-aspect with garden views, ceramic sink, cupboard storage, vaulted ceiling, and tiled flooring. French doors open to the garden. Includes plumbing for a washing machine and space for a dryer.

### First Floor

**LANDING** Bright landing with a Velux-style window and shelved airing cupboard. Doors to all bedrooms and bathroom.

**BEDROOM 1** Spacious double bedroom with rear garden views, two double wardrobes with lighting, and an additional storage cupboard.

**BEDROOM 2** Comfortable double with front-facing window.

**BEDROOM 3** Front-aspect room with a newly built-in wardrobe and shelving.

**BEDROOM 4** Bright and versatile, with window to the front aspect.

**BATHROOM** Modern suite including a bath with shower over, hand basin with vanity unit, WC, part-tiled walls, and a rear window.

### Outside

The front of the property has a well-kept garden with established planting complemented by a block-paved driveway, which leads under an archway to the rear. There's also a single garage with power and lighting, side access, and an additional private block-paved parking space. To the rear, the property enjoys a charming south-facing garden, part-walled and beautifully landscaped with a lawn, mature trees and shrubs, raised beds, timber decking, and a newly laid patio – perfect for relaxing or entertaining.

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## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC** C.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** D. (£2,226.63. per annum)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard brick construction under slate roof.

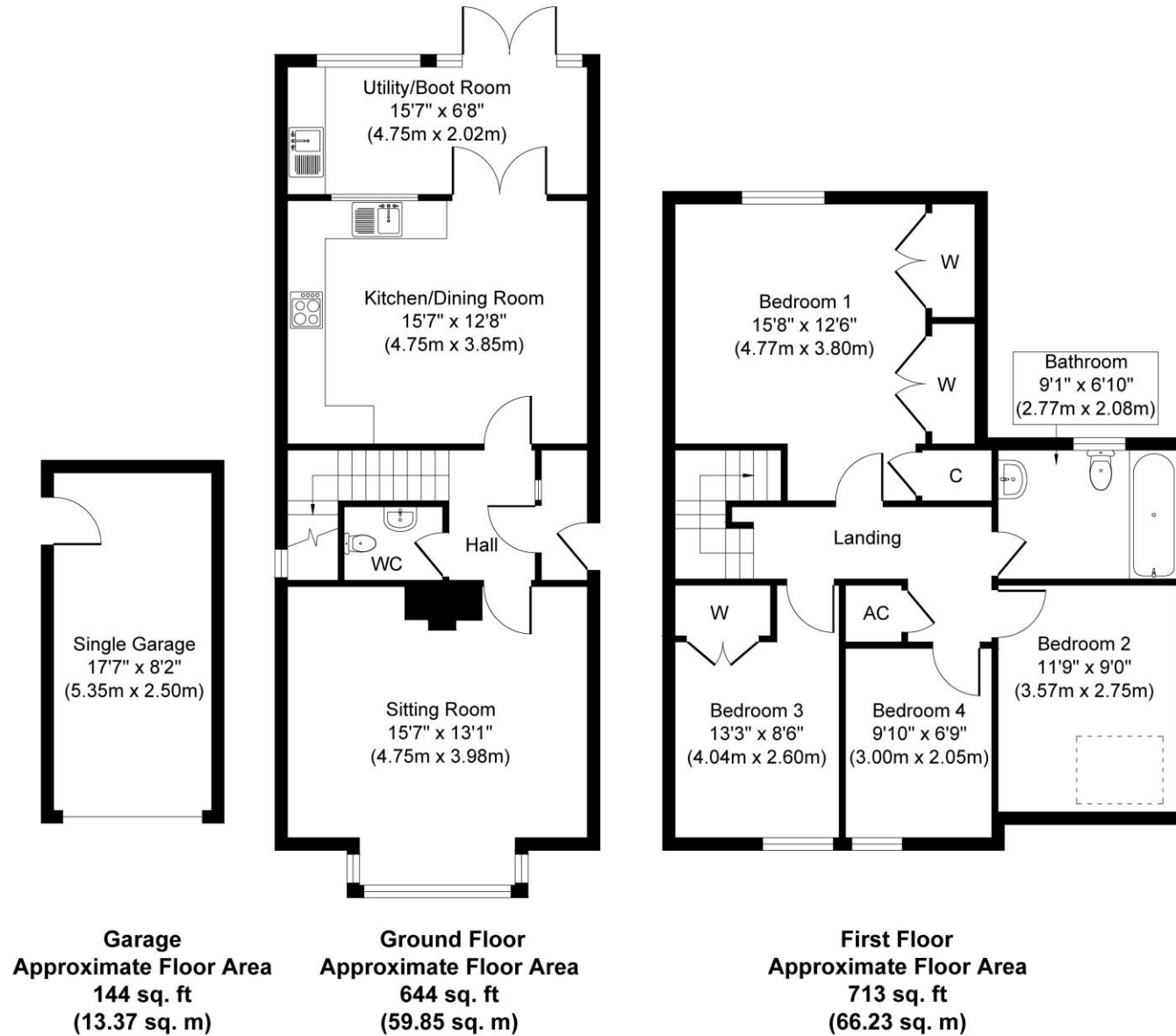
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** swift.eclipses.nuggets

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



