



Lynleigh Farm Smithy Fen, Cottenham Cambridge CB24 8PU

welcome to

Lynleigh Farm Smithy Fen, Cottenham Cambridge

A fabulous brand new three bedroom detached bungalow with an open plan Kitchen/Living/Diner in grounds approaching 1/4 of acre with far reaching views over the surrounding countryside.

Location

Cottenham surrounded by open countryside, lies about six miles north of Cambridge and ten miles southwest of Ely. The Cambridge northern bypass is within four miles which provides access onto the M11 motorway and A14 to Huntingdon. Shopping facilities along the High Street include chemist, supermarket, post office, newsagents, doctors' surgery and excellent community centre. A primary school is situated in Lambs Lane whilst Cottenham Village College provides secondary education and evening recreational community facilities. With easy access into the city this family orientated village has gone from strength to strength in recent years.

Entrance Hall

there is a welcoming Entrance Hall with built in cupboard housing the workings for the air source heat pump providing the under floor heating throughout. Doors to:-

Open Plan Kitchen/Living/Diner

with double glazed window to rear aspect. Bi-folding doors leading out to the garden. Herring bone style flooring. Inset spot lighting. Under floor heating. There is a comprehensive Kitchen with a range of top and base units with work surfaces over. Electric cooker, hob and extractor fan. Integrated fridge/freezer. Washing machine and dishwasher. One and half bowl sink unit in front of double glazed window to rear aspect.

Master Bedroom

with double glazed window to front aspect. Under floor heating. Built in wardrobe. Door to:-

En-Suite

comprising of a low level W.C. Wash hand basin. Shower. Opaque window to side aspect.

Bedroom 2

another double bedroom with double glazed window to front aspect. Under floor heating.

Bedroom 3

with double glazed window to side aspect. Under floor heating.

Family Bathroom

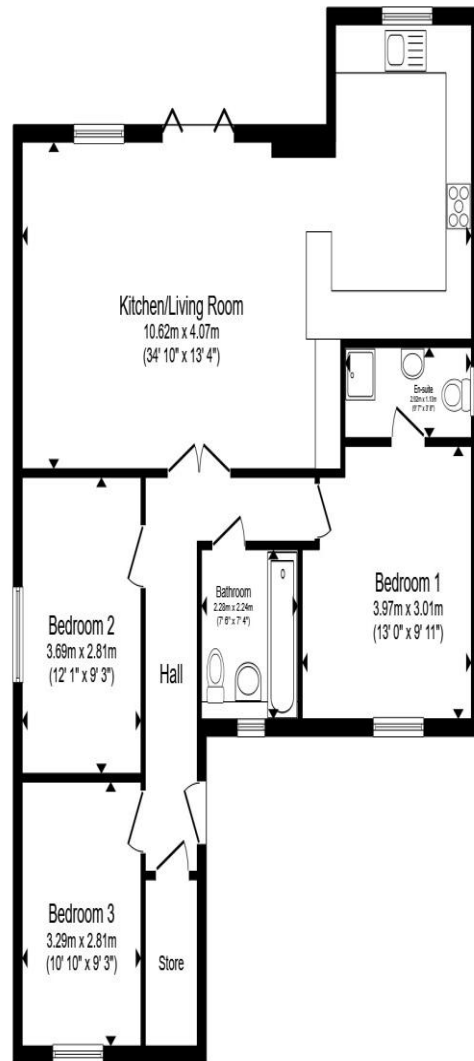
includes a bath with a tiled panel and stylish rainfall and handheld showers over. Wall mounted WC with concealed cistern. Wall-mounted wash hand basin. Tiled surround.

Outside

there is a gravelled driveway providing ample off road parking. There is gated access to the rear of the property which opens out to a large garden with a post and rail fence, which allows for far reaching views of the surrounding countryside.

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 97.8 m² (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**Lynleigh Farm Smithy Fen,
Cottenham Cambridge**

- Rural Detached Bungalow
- Three Bedrooms
- Master with En-Suite
- Open Plan Kitchen/Living/Diner
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited

£450,000



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Property Ref:
HIS100336 - 0003

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