GRAY TOYNBEE

43, Impington Lane

Impington, CB24 9LT

Guide price £900,000

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43, Impington Lane

Impington, CB24 9LT

- Fantastic, extended, family house
- Four bedrooms
- Parking and great garden
- Popular location
- EPC rating C

An individual 4-bedroom detached house, with altered and extended living space, situated within a short walk of the Village College.

This modern family home has a well-planned layout and stylish finishes and is perfect for those wanting a non-estate location and access to the secondary school.

There is a 20ft living/dining room with dual aspect, bespoke shutters and wood-effect flooring. The sitting room has double doors to the garden, wall paneling, and a fireplace. The kitchen/breakfast room is well appointed with quality units, quartz worktops and fitted appliances. There is a utility room with a door to the garden and a cloakroom and WC off the reception hall.

Upstairs, there are four bedrooms, three of which are good doubles, and the main room

has built-in wardrobes and an en-suite shower room. The family bathroom has a separate shower cubicle and WC.

The house has double glazing, gas central heating, and a burglar alarm.

Outside, at the front, behind elegant railings, there is a block-paved driveway for parking, flowerbeds and an EV charger. Pedestrian access leads to the side garden, which is a good size and has been paved to provide an additional seating area. The paving wraps around the house and to the rear garden. The rear garden is mainly lawn and has flower and shrub beds.

What3words: ///nature.tragedy.limitless

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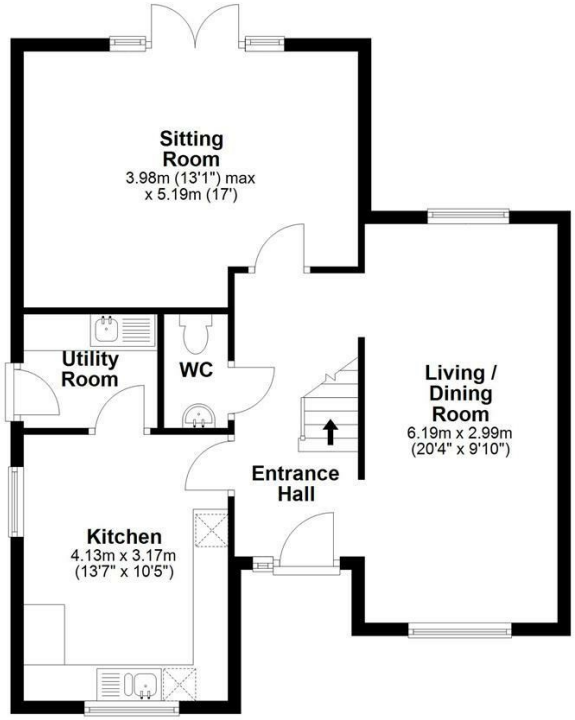
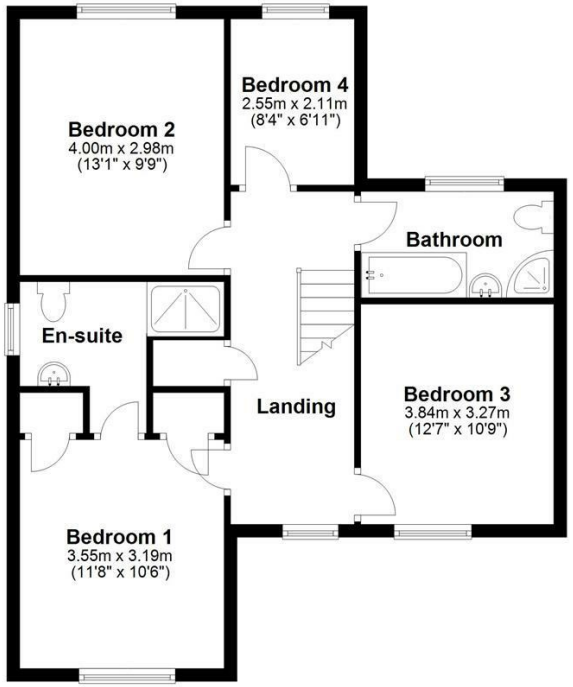
Ground Floor
Approx. 66.8 sq. metres (719.4 sq. feet)



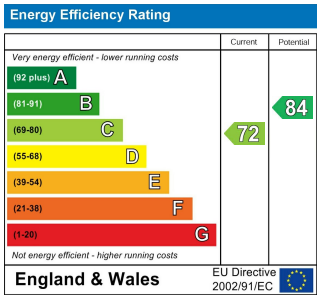
First Floor
Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 133.1 sq. metres (1432.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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