



41 Mallard Lane
Northstowe, CB24 1AB

Guide price £645,000



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- Energy rating 'A'
- A short walk from the Bug Hunter Waters lake
- Excellent improvements and upgraded fittings
- A beautifully landscaped low maintenance garden
- An open plan kitchen/diner/living area

A recently constructed and improved detached 5-bedroom house of nearly 2,000 sq ft, located close to the Bug Hunter Waters in the popular village of Northstowe, easily accessible to the A14.

This family home is in excellent condition, is very energy efficient and is in a great position within the village. The property has been considerably upgraded from the original construction with the addition of granite worktops in the kitchen and utility room, high quality built-in appliances, and garden landscaping to name only a few of the improvements.

Upon entering the property is a good size entrance hall with a cloakroom/WC and further built-in storage. The living room is light, bright and dual aspect and there is a study which could be used as a sixth bedroom or make a great office. The kitchen/diner/family





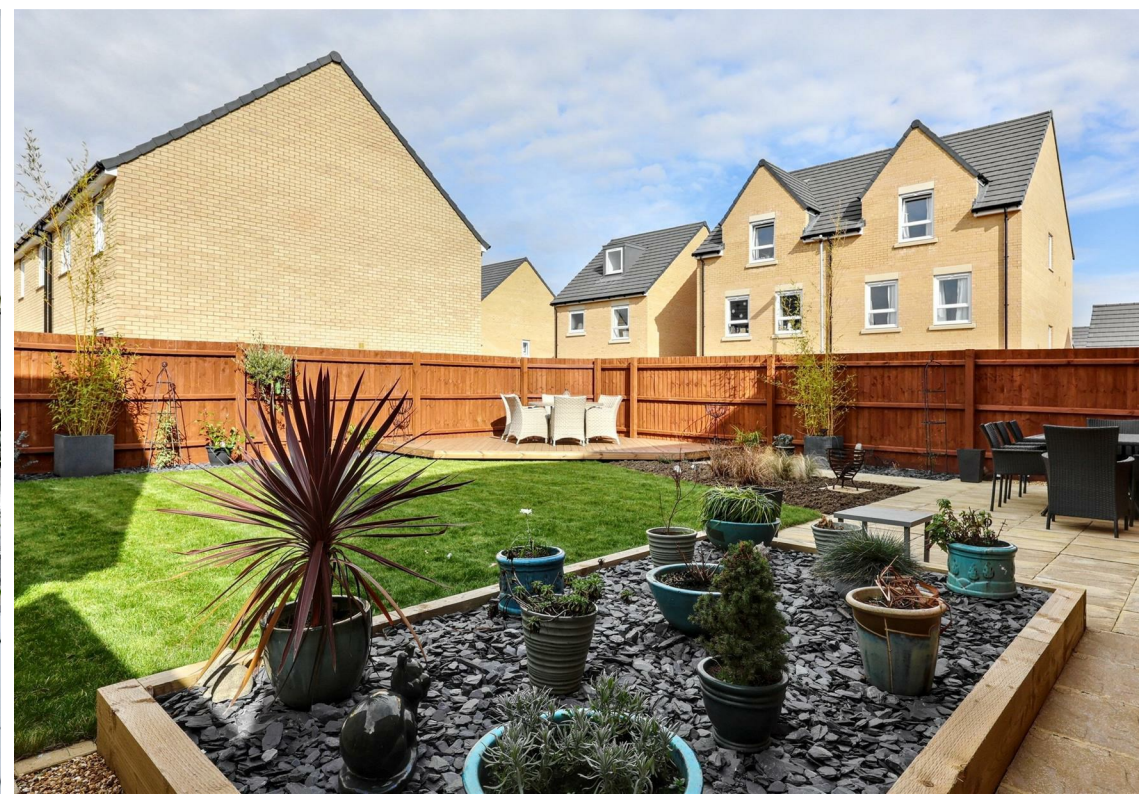
room is a standout and a real feature of the property. This room spans the width of the house, provides a fantastic modern family living area and flows into the garden. The kitchen area has a range of built-in appliances, tiled flooring and has access to the utility room.

On the first floor landing there is loft access, the airing cupboard and doors to the bedrooms. Two of the bedrooms have an ensuite shower room with upgraded tiling and fittings. There are two further double bedrooms, a single bedroom and a good sized bathroom with high quality fittings. There have been heated towel rails added to the bathroom and en suites.

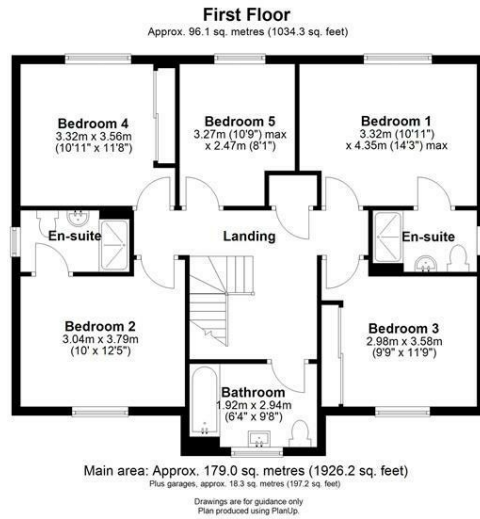
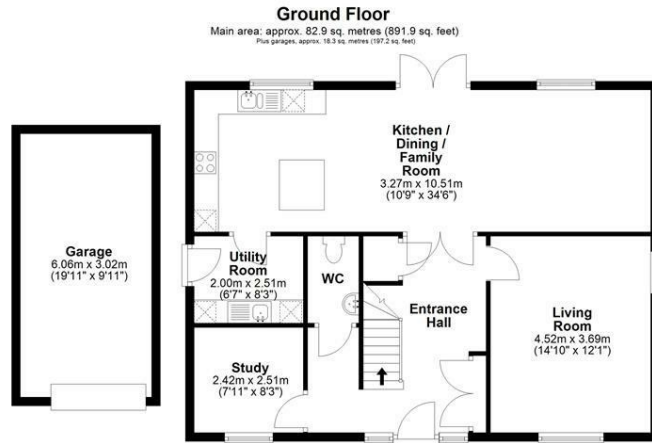
The property also has a garage with power and light, driveway parking and the garden has attractive recently added decking, lawn, patio area and carefully selected low maintenance plants.

Additional features include approximately 9 years remaining on the NHBC warranty, about 1 year remaining on the builders warranty, gas fired central heating and double glazing throughout.

What3Words: ///paint.risks.coverings
Sat Nav: CB24 1AB



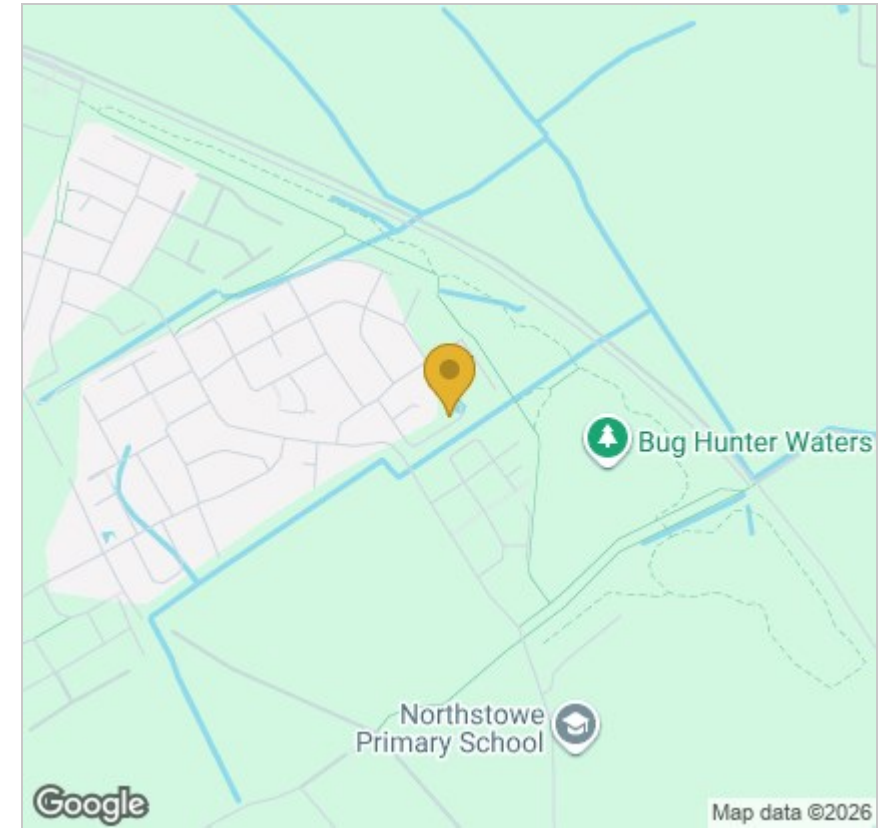
Floor Plan



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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