

GRAY TOYNBEE

82 Mill Lane, Impington,

Cambridge, CB24 9HS

Guide price £750,000

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82 Mill Lane

Impington, CB24 9HS

- 2,212 sq. ft family home
- Excellent location
- Large annexe
- No chain

A 5 bedroom family home of about 2,200 sq. ft, including a fantastic, one-bedroom annexe with a bathroom and large lounge, located in a sought-after and quiet location just 550m from the Primary School.

The accommodation has had a significant extension to create a large, well-proportioned home, with a flexible configuration of rooms and the added benefit of a 537 sq. ft annexe suitable for a variety of uses.

There was previously planning permission granted (now lapsed) for a two storey rear extension, front porch and ground floor extension. Ref: 23/00208/HFUL

The ground floor has a large living room with bifold doors to the garden and an attractive, decorative electric fire. The fabulous kitchen/dining room has a dual aspect, Velux roof lights and bi-folds to the rear garden, the kitchen area is fitted with high-quality units and various appliances, and the floor is a















stylish, polished ceramic. Overlooking the front aspect is the sitting room, which would make an excellent TV/teenagers space, or an additional ground-floor bedroom (5). Bedroom four is on the ground floor and has extensive fitted wardrobes, and there is a well-appointed shower room and a utility room.

The first floor has three bedrooms, including a large principal room with fitted wardrobes, and an en-suite shower room and WC.

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

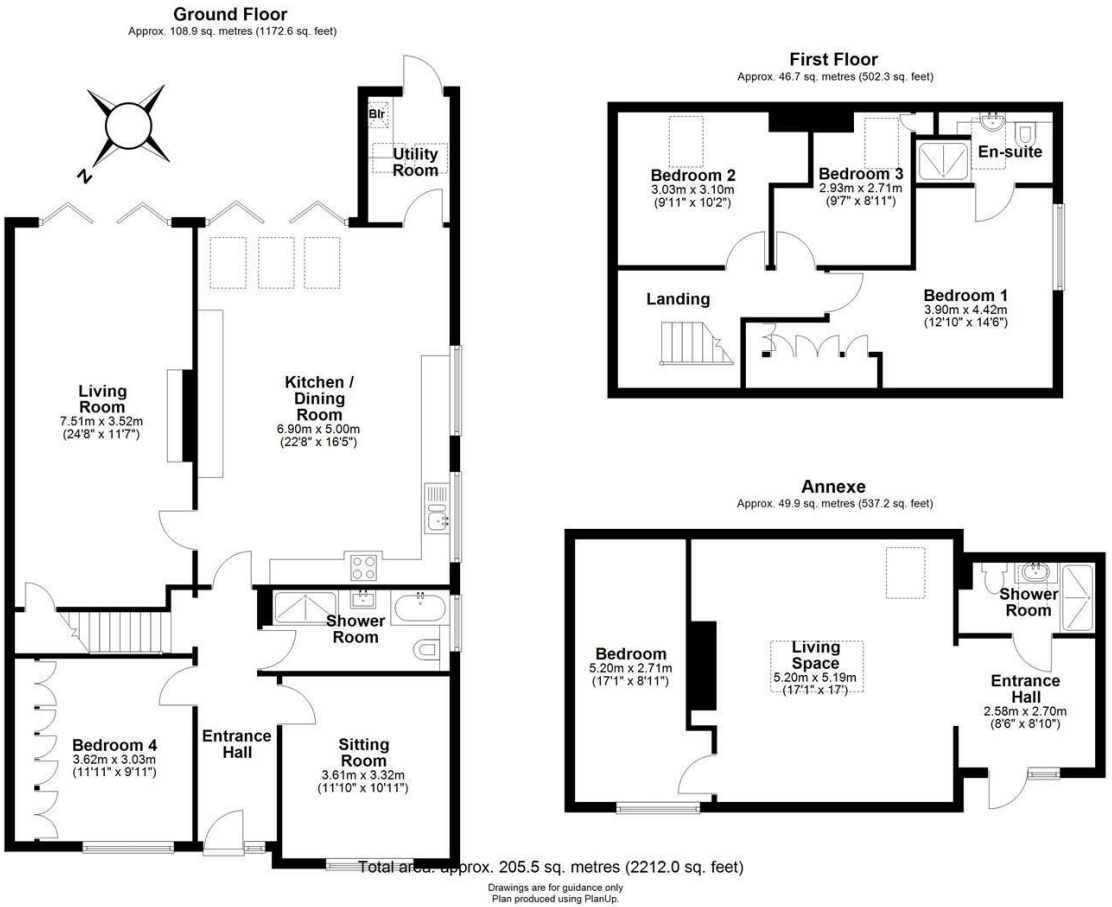
The annexe is surprisingly large and comprises an entrance hall, a large living room with a vaulted ceiling and a decorative fireplace, and wood effect flooring, a double bedroom and a recently fitted shower room and WC. The annexe has electric heating.

The front garden is mainly graveled and provides extensive parking, the driveway leads to the side of the house and the rear garden, which is lawned, has a patio and timber deck, and a further garden/storage area beyond the annexe.



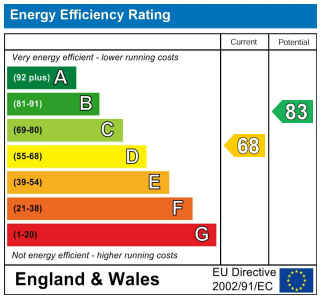


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Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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