

GRAY  
TOYNBEE



3 Lambs Row  
Cottenham, CB24 8TD

Guide price £260,000



# 3 Lambs Row

Cottenham, CB24 8TD

- Charming cottage
- 2 bedrooms
- Garden
- Garage
- No chain

A charming and well presented two bedroom period cottage with a garden and garage, situated in a non estate position in a quiet lane within walking distance of the local amenities and convenient reach of the commuter links.

The accommodation comprises an entrance door to the living room which has a cosy feel with open fire and a sash window to the front aspect.

Beyond the living room is a generous kitchen/dining room with modern fitted wall and base units and an integrated oven with gas hob and dishwasher. There is plenty of space for a full height fridge freezer and additional storage under the stairs. A useful rear lobby/boot room can be accessed via the kitchen which has a door to the rear. A contemporary bathroom with WC and a shower over the bath completes the ground floor.

On the first floor is a generous master bedroom and a good size single with built in wardrobes and a cupboard housing the boiler.





Outside, the property is approached via a shared gravel driveway leading to a single garage. There is a pleasant garden to the front with well established hedgerow surrounding a lawn and useful tool shed. There is also pedestrian access to the rear of the property.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav:CB24 8TD

What3Words://goodnight.tropic.bullion

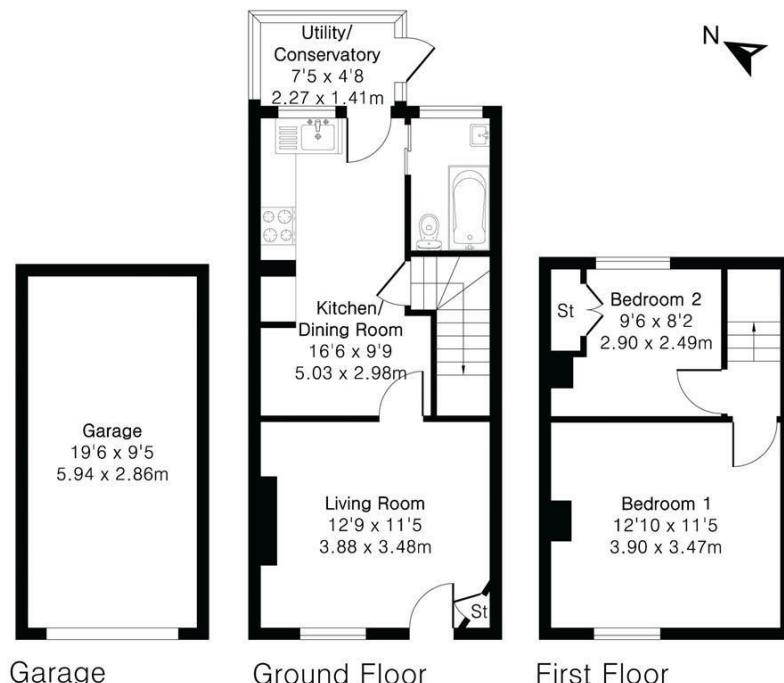


**Approximate Gross Internal Area 652 sq ft - 61 sq m  
(Excluding Garage)**

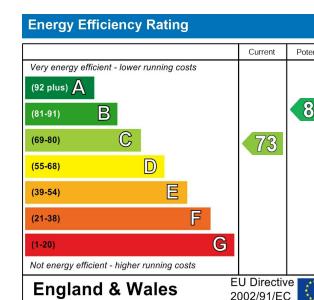
Ground Floor Area 399 sq ft - 37 sq m

First Floor Area 253 sq ft - 24 sq m

Garage Area 183 sq ft - 17 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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