



Water Lane, Oakington
CB24 3AL

Pocock+Shaw

46 Water Lane
Oakington
Cambridge
Cambridgeshire
CB24 3AL

A well-proportioned detached three bedroom home on a good sized plot, just north of the City. Ample off road parking and good sized rear garden.

- Conservatory entrance
- Hall with cloaks WC
- L shaped lounge
- Kitchen
- Three bedrooms
- First floor shower room
- Front and rear gardens
- Ample parking with carport
- Garage at present configured as a workshop

Offers in region of £425,000



Just six miles north of the historic city of Cambridge, a detached three bedroom home set on a larger than average plot, with ample off road parking and car port. Garage/workshop, and enclosed rear garden. Accommodation has been extended in recent years on the ground floor to enhance the sitting room.

Conservatory porch 11'1" x 10'8" (3.38 m x 3.25 m)
Set on a brick base with sealed double glazed windows to the front and side, glazed sliding to with side panel to:

Entrance hall Radiator, stairs rising to the first floor.

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, ceramic tiled floor, and part tiled splashback.

L shaped sitting room 19'10" x 12'2" (6.05 m x 3.71 m)
Window to the rear, radiator, fireplace with raised hearth, opening to

Study area 9'4" x 7'6" (2.84 m x 2.29 m)
Radiator, double patio door to the rear.

Kitchen 10'6" x 7'9" (3.20 m x 2.36 m)
Fitted range of units with work surface, integrated one and a quarter bowl sink unit with mixer tap. double base unit, space and plumbing for dishwasher, continuation of work surface with further base units, space for slot in cooker, matching wall mounted cupboards. Window to the front and door to side.

Landing Access to loft space, single storage cupboard.

Bedroom one 11'11" x 11'7" (3.63 m x 3.53 m)
Window to the front, range of fitted floor to ceiling wardrobes to one wall, radiator and coved cornice.

Bedroom two 11'8" x 9'4" (3.56 m x 2.84 m)
Window to the rear, double fitted wardrobes to one wall, radiator and coved cornice.

Bedroom three 8'2" x 7'11" (2.49 m x 2.41 m)
Window to the rear, double fitted wardrobes to one wall, radiator.

Shower room Fitted white suite with pedestal wash basin, close coupled wc and double walk in shower cubicle. Radiator and window to the front.

Outside To the front there is a good sized garden area, flower and shrub borders, driveway providing off road parking for several vehicles. Double gates to:

Car port

Rear garden Fully enclosed with a central lawn area and patio, apple tree and numerous shrubs and bushes. Gravelled side garden area, with pedestrian access to the front.

Detached garage, at present with a single pedestrian door.

Services All mains services are connected

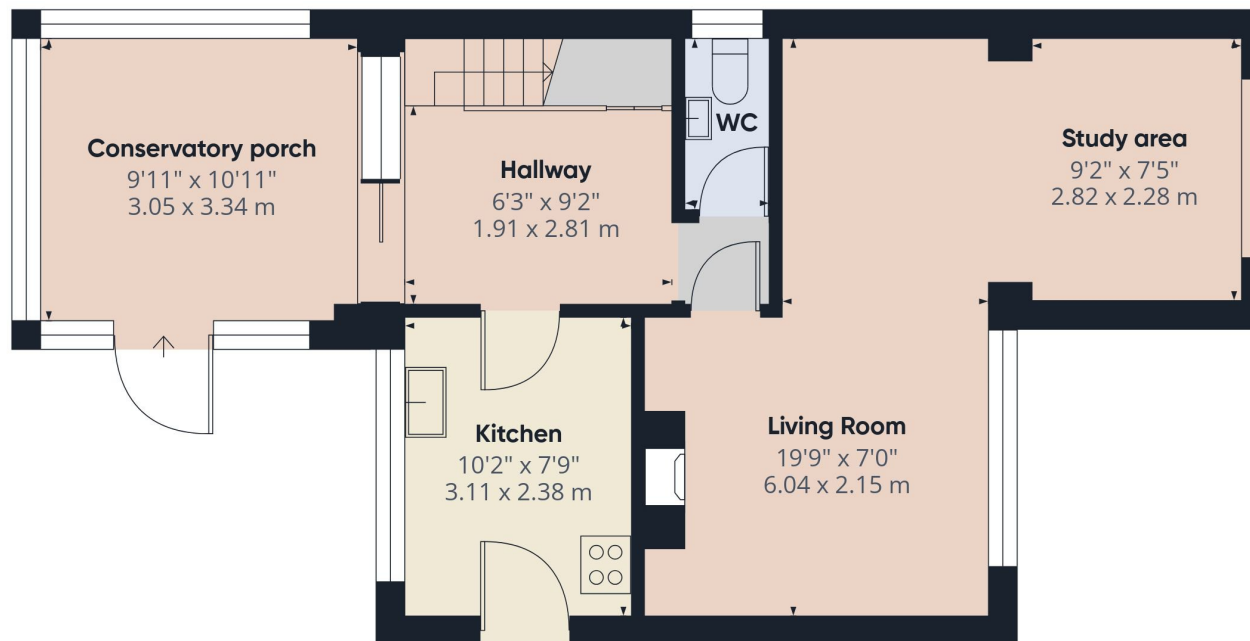
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

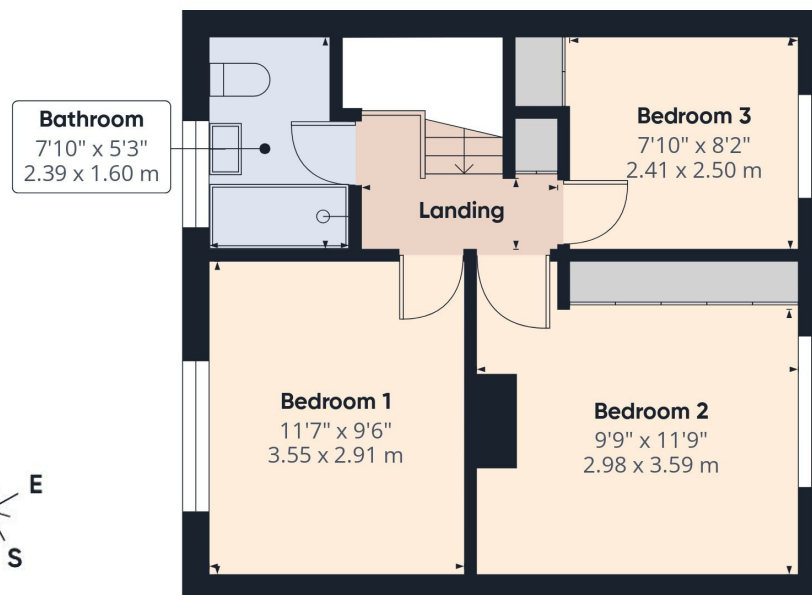






Approximate total area

949 ft²
88.1 m²



EPC awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw