

**Extended
Semi-Detached Home
Northfields**

Lode

Offers In Excess Of

£390,000

Freehold

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Ref: HRT011719814



An extended and meticulously updated three-bedroom semi-detached house located in Lode, with convenient links to Cambridge, Newmarket and the A14 road network.

- **Extended & Updated**
- **Three Bedrooms**
- **Semi-Detached**
- **German-Engineered Kitchen**
- **Ensuite & Dressing Room**
- **Shingled Driveway**



Porch

Wood laminate floor with radiator and glass panelled door to:

Hall

Wood laminate floor with double glazed window to side aspect, radiator, stairs to landing and under stairs storage cupboard.

Living Room 11'8" x 11'5" (3.58m x 3.48m)

Double glazed window to front aspect with chrome switches, carpeted floor and open archway to:

Dining Room 17'10" x 9'1" (5.45m x 2.79m)

Continuation of carpeted floor with built in storage cupboard and single glazed panelled doors leading to:

Kitchen 17'2" x 9'0" (5.25m x 2.76m)

German engineered suite with wall to wall storage systems and high gloss base and wall units with wood laminate worktops. Includes stainless steel sink, tiled splash back, spot lights, chrome sockets and switches, double glazed window to rear aspect, and space for large American style fridge freezer, range cooker and breakfast furniture.

Utility Room

Matching high gloss units and wood laminate floor with sink, heated towel rail and room for washing machine. Houses Vaillant boiler and UPVC double glazed door to rear garden.

Cloakroom

WC, wall mounted sink and wood laminate floor.

Landing

Built in storage with sliding doors, loft and double glazed window to side aspect.

Bathroom One 11'8" x 10'7" (3.58m x 3.24m)

Double bedroom with built in wardrobes with sliding doors, carpeted floor, radiator and opening to:

Dressing Room

Carpeted floor with built in wardrobe and vanity area, and glass panelled door to:

Ensuite

Full width shower unit with rainfall shower head, sink with chrome mixer tap, inset mirror and dark tiling, spot lights, full length heated towel rail and obscure double glazed window.

Bedroom Two 9'10" x 7'2" (3.02m x 2.19m)

Double bedroom with carpeted floor, radiator and double glazed window to front aspect.

Bedroom Three 10'8" x 6'11" (3.26m x 2.12m)

Built in storage cupboard over stairs, radiator and double glazed window to front aspect.

Bathroom

Four piece suite with WC, wall mounted sink with inset mirror and dark tiling, roll top bath with hot and cold mixer tap and corner shower cubicle with rainfall shower head and separate shower attachment. Includes spot lights, dark high gloss tiled floor, inset wall feature with lighting, shaving point, high gloss glass splash back and obscure double glazed window to rear aspect.

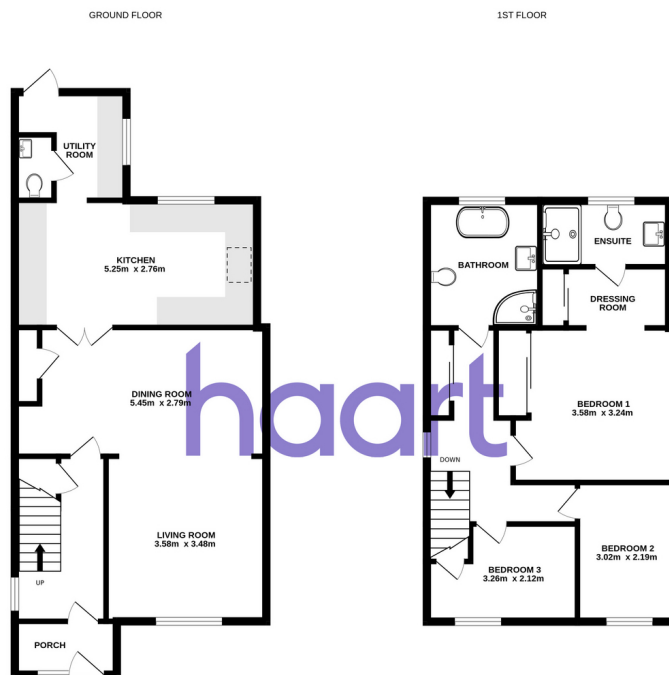
Outside

Grey shingled driveway with block paved path to front entrance boarded by fencing. Grey shingled pathway with side access to rear garden through secure wood gate with keycode lock. Rear garden consists of laid to lawn with patio to side and rear aspect, includes shed and fencing to borders.

Agents Note

Council tax band: C

Local authority: East Cambridgeshire



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 10/2011

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83

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