



Lode Road

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

An extended two bedroom detached bungalow located on a corner plot with established front garden and low maintenance rear garden, off street parking, available with no onward chain and in need of general updating.

Guide Price:  
£335,000

Lode Road, Bottisham,  
CB25 9DJ



The accommodation in brief comprises;

Entrance hall with parquet flooring, sitting room with feature gas fire, tiled surround and hearth, walk-in bay window to the front aspect, open to the dining room again with walk-in bay to the front. Kitchen fitted with a range of units with ample work surfaces and spaces for appliances, through to the breakfast room, lean to conservatory.

Two double bedrooms with fitted wardrobes and a family bathroom with three piece suite.

Outside the property enjoys a corner plot with established formal gardens to the front with retaining dwarf wall, lawn, plants, shrubs and trees, running along the righthand boundary and open to the tarmac driveway providing off street parking for two cars. Gated access to the rear garden which is low maintenance, paved and gravel areas, timber shed, fully enclosed and enjoying a sunny aspect.







90 sqm / 971 sqft

---

432 sqm / 0.10 acres

---

Detached Bungalow

---

2 beds, 2 recep, 1 bath

---

Driveway parking

---

1950's

---

EPC - D / 56

---

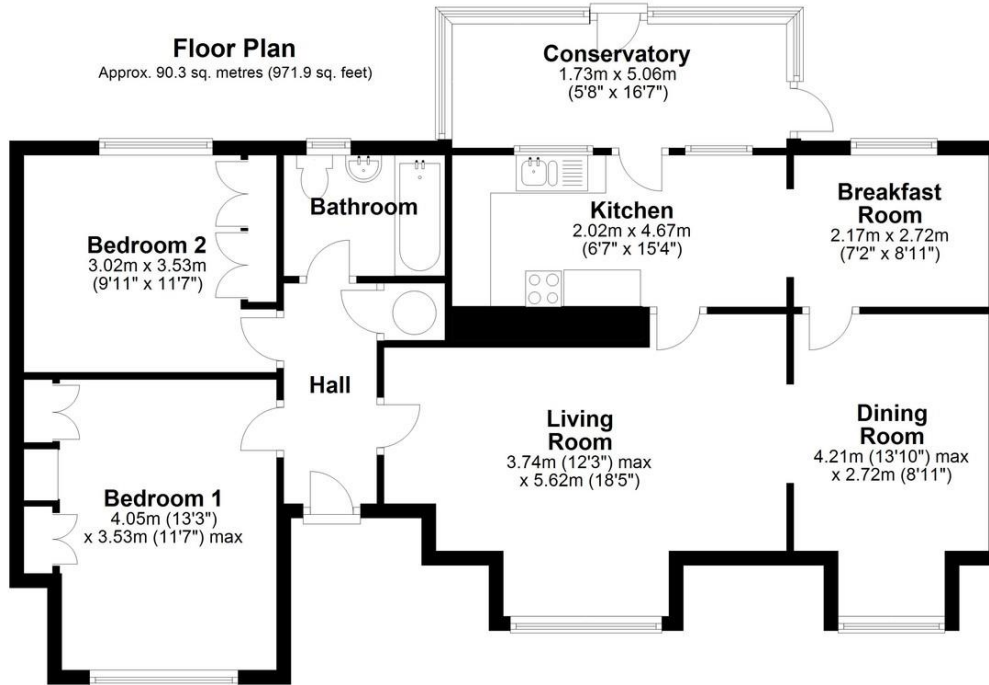
Council tax band - C

---



## Floor Plan

Approx. 90.3 sq. metres (971.9 sq. feet)



Total area: approx. 90.3 sq. metres (971.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Bottisham lies around 7 miles north east of Cambridge and 6 miles west of Newmarket. The village offers a regular bus service to both and is very popular for those looking for traditional village life coupled with ease of access to the city centre and major road links.

Within the village there are a wealth of facilities including a post office, health centre, parish church, public house, Chinese restaurant, plus various local shops and takeaways.

Educational facilities are excellent with there being a reputable primary school and the Ofsted rated 'Outstanding' Bottisham Village College which offers a wide range of adult educational courses and recreational amenities.

The village is well located for access to the A14, which offers convenient road links to the A11 and M11.

COOKE  
CURTIS  
& CO