



LANTHORN STILE, FULBOURN



Guide Price: £425,000

This is a fantastic 3 bedroom semi-detached property in the heart of the village in Fulbourn. This property is in a great central location and has fantastic views of the countryside to the front.



Features

- ✓ Exclusive Position
 - ✓ Garage
 - ✓ South Facing
 - ✓ FTB Opportunity
 - ✓ Ensuite Shower
 - ✓ Countryside Views
- Rear Garden

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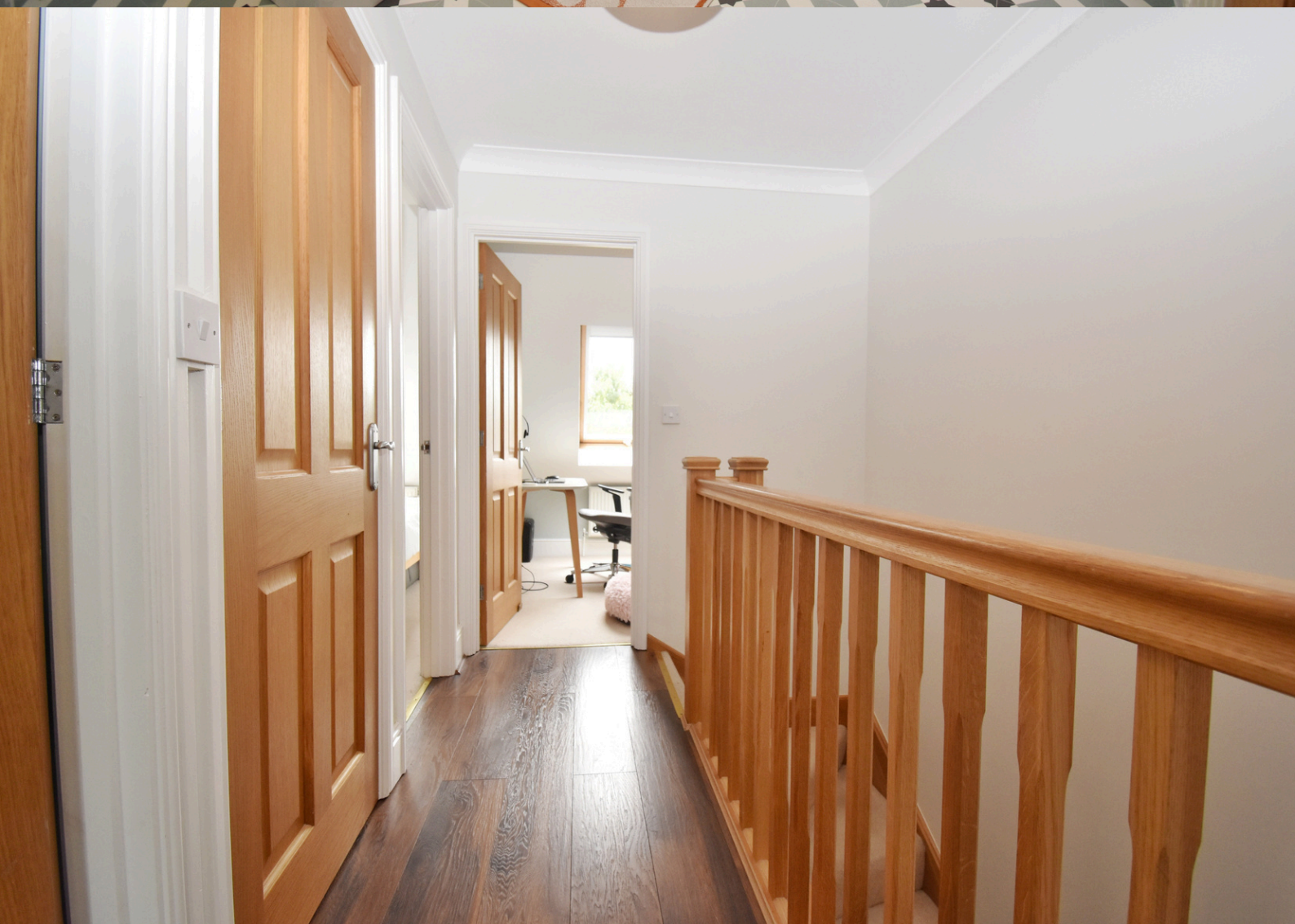
















NEW LISTING

Antony Davis are pleased to offer this fantastic 3 bedroom semi-detached property in the heart of the village in Fulbourn.

This property is in a great central location and has fantastic views of the countryside to the front.

Ground Floor

As you enter the hallway, to the left a door leads to the kitchen

Kitchen: 8'2 x 8'2 (2.50m x 2.50m) Modern kitchen with a selection of integral appliances, with a range of wall and base units and window to front aspect.

Lounge/Diner: 18'10 x 15'1 (5.75m x 4.60m) Good size family living space with room for dining table, French doors and window to the rear south facing garden. Under stairs storage cupboard.

Cloakroom: WC and wash basin with tiled splashback, window to front aspect.

First Floor

Gallery style landing with airing cupboard and doors leading to:

Bedroom 1: 12'6 x 8'2 (3.80m x 2.50m) Principle bedroom with roof light to rear aspect, door leading to en-suite shower room.

En-Suite: comprising shower cubicle, WC and wash basin, tiled walls and tiled flooring, window to side aspect.

Bedroom 2: 8'6 x 8'2 (2.60m x 2.50m) Double bedroom with window to front aspect.

Bedroom 3: 8'6 x 6'7 (2.60m x 2.00m) Currently used as office, with velux roof light over-looking the rear garden.

Family Bathroom: Good size bathroom with bathtub, WC and wash basin. Part tiled walls with laminated flooring. Window to front aspect with obscure glass.

This small and very private development was built in 2007. The property is double glazed throughout and has gas central heating.

Outside

To the front is private driveway leading to the garage. The front garden has some shrubs with the rest laid to lawn with central pathway that leads to the entrance door.

The south facing rear garden has a selection of trees, raised beds and lawned area, with terraced area. Door that takes you through to the garage.

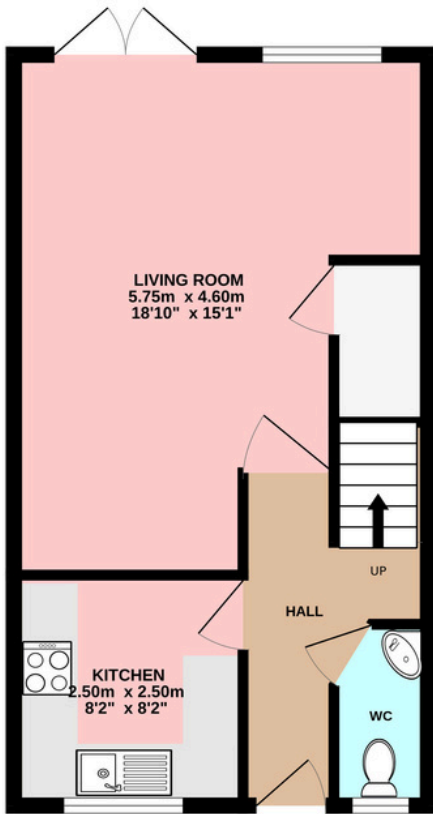
Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

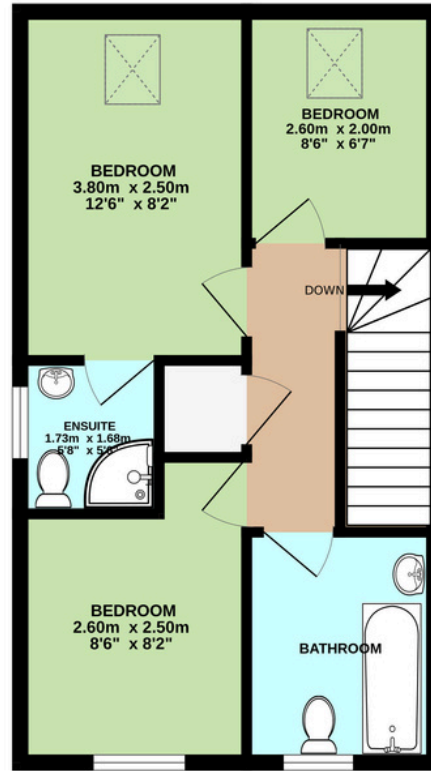
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
33.8 sq.m. (364 sq.ft.) approx.



1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 67.6 sq.m. (728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 728 SQFT (APPROX)

TENURE: FREEHOLD

EPC BAND: C

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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