



20 The Limes

Sawston
CB22 3DH

£450,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CUL-DE-SAC LOCATION
EXTENDED PROVIDING VERSATILE ACCOMMODATION
OPEN PLAN LIVING
CLOAKROOM & UTILITY
VERY WELL PRESENTED
SQ FT - 1042.4
EPC - C / 74



Located in this most popular and private cul-de-sac location, within the heart of this thriving village, is this charming and elegant three bedroom, extended semi-detached property. The property has been modernised with love, care and attention to detail by it's current owners, with your attention drawn directly to the rear of the property, with it's stunning, open plan kitchen / dining area, which you can tell straight away is the hub of this much loved family home.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge / family room , kitchen / dining room, utility, three first floor bedroom and bathroom.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and nearby Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE HALLWAY

Period entrance hallway with double-glazed door to front aspect, stairs leading to first floor accommodation with storage under; wooden flooring, doors leading to.

CLOAKROOM

Obscure double-glazed window to side aspect, two piece cloakroom suite comprising low level w/c and wash hand basin inset in vanity unit, tiled flooring, radiator.

LOUNGE / FAMILY ROOM

7.349m x 3.281m (24' 1" x 10' 9")

A bright and spacious main reception room with feature double-glazed bay window to front aspect allowing the light to flow through, double-glazed internal French doors leading into the kitchen / dining room, two radiators.

KITCHEN / DINING ROOM

6.45m x 4.139m (21' 2" x 13' 7")

As soon as you enter this room you are greeted by light with its Bi-folding doors to rear aspect providing access to the garden, a very well appointed modern fitted kitchen with range of high level and low level units, incorporating fitted appliances including extractor hood, fridge, freezer; dishwasher, single sink drainer with mixer taps, break fast bar area leading into dining space, downlights, double-glazed window to rear aspect, double-glazed door to side, tiled flooring, two radiators.

UTILITY ROOM

Wall and base matching units, plumbing for washing machine, downlights, tiled flooring.

LANDING

Double-glazed window to side aspect, loft access, doors leading to.

BEDROOM ONE

3.72m x 3.26m (12' 2" x 10' 8")

Generous master bedroom with double-glazed window to rear aspect, airing cupboard, radiator.

BEDROOM TWO

3.53m x 3.256m (11' 7" x 10' 8")

A spacious second double bedroom with double-glazed window to front aspect, radiator.

BEDROOM THREE

2.25m x 1.978m (7' 5" x 6' 6")

Double-glazed window to rear aspect, radiator.

BATHROOM

A well-appointed three piece bathroom suite comprising low level /c, wash hand basin inset in vanity unit, bath with shower over; tiled walls, heated towel rail.

TO THE FRONT OF THE PROPERTY

Driveway providing ample off road parking, side access gate to rear.

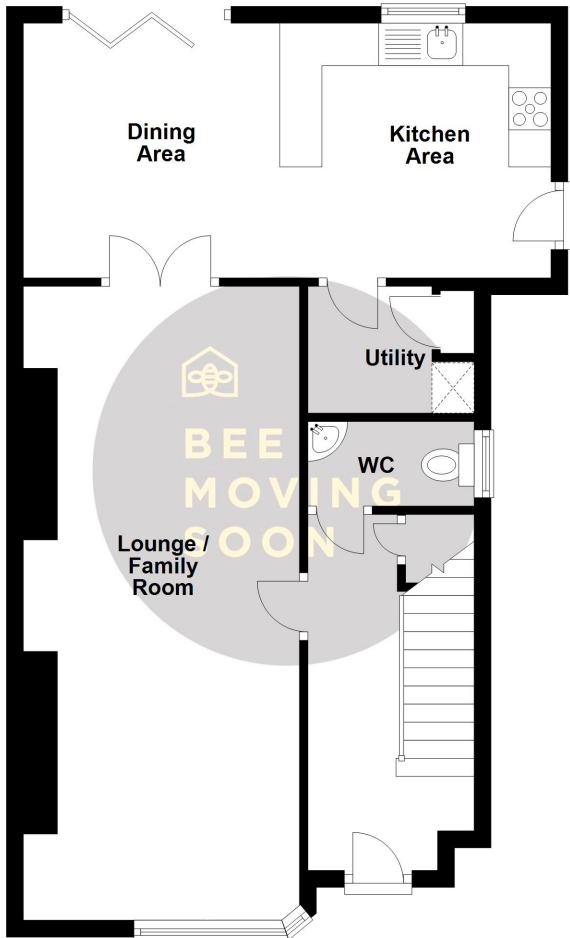
REAR GARDEN

A well presented enclosed family garden with gated access to side, initial summer terrace seating area leading from the bi-folding doors from the rear of the property, laid to lawn with mature trees, plants and shrubs.

FLOORPLAN

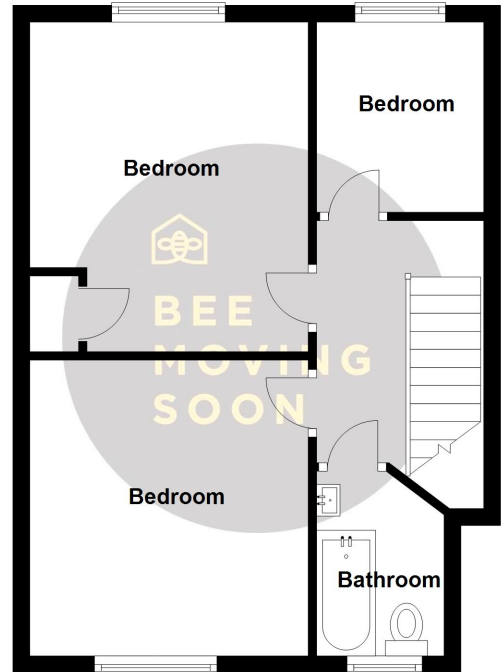
Ground Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.





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