



58 Mill Lane


Sawston
CB22 3HZ

Guide Price
£425,000

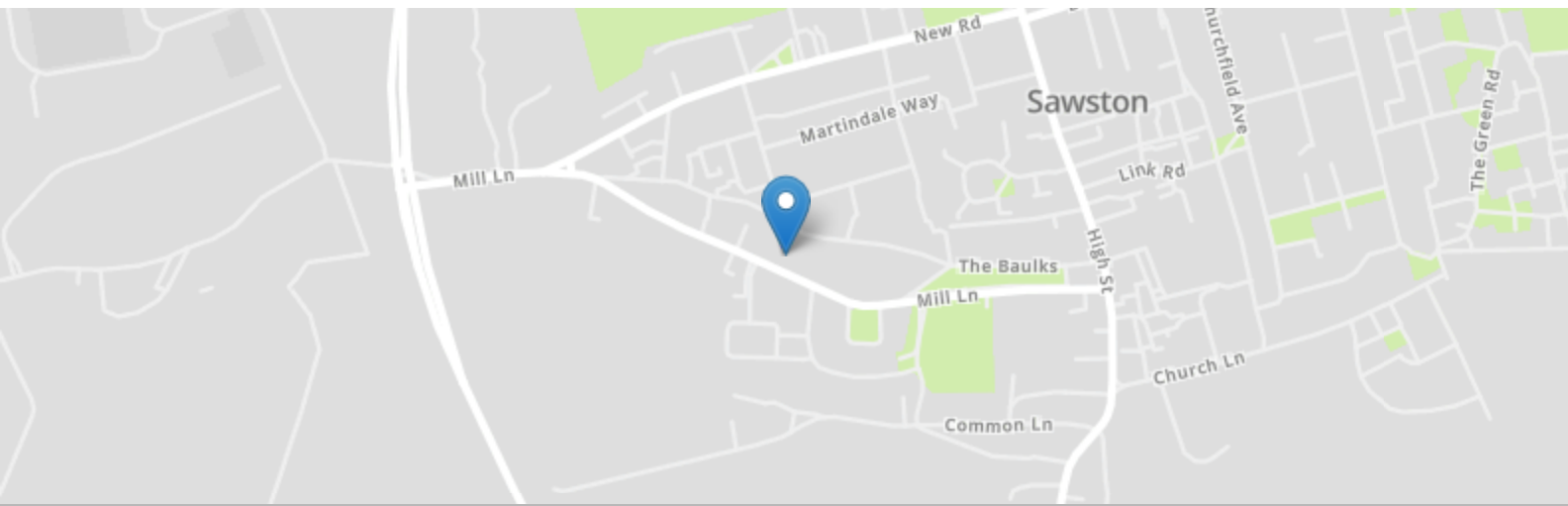


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

PERIOD CHARM
MODERNISED TO A VERY HIGH STANDARD
LOG BURNER
EXPOSED BRICKWORK
HEART OF THE VILLAGE
COUNCIL TAX BAND - C
EPC - TBC



A fantastic opportunity to buy a piece of history, in the heart of this thriving village to the South of the City of Cambridge. The property is positioned on Mill Lane which is one of the villages most highly requested locations. The property is believed to date back to the 1850's and benefits from having been extended and modernised over recent years, to transform the property into a practical family home, yet retaining its charm and character. Your attention is drawn directly to the open plan lounge / dining space with its period charm including exposed brickwork and log burner.

Accommodation comprises entrance hallway, lounge / dining room, kitchen, summer room, bathroom, two double bedrooms, cloakroom.

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 is 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

Solid wood entrance door; wooden flooring, doors leading to.

LOUNGE / DINING ROOM

7.225m x 3.265m (23' 8" x 10' 9")

A charming main reception room which benefits from being of dual aspect, allowing the light to flood through via the bay window to side aspect and window to front aspect, your attention is drawn to the exposed brickwork, log burner and wooden flooring, stairs rising to first floor; radiator.

KITCHEN

3.97m x 3.061m (13' 0" x 10' 1")

A well-appointed and modern fitted kitchen with a range of low level and high level units incorporating a breakfast bar / entertaining area, integral appliances include, double oven, hob, extractor; dishwasher; washing machine, single sink drainer with mixer taps, wall mounted boiler; double-glazed window to side aspect, tiled flooring, radiator.

SUMMER ROOM

3.35m x 2.75m (11' 0" x 9' 0")

A versatile room providing views and access to the rear garden, storage cupboard, utility cupboard, radiator.

BATHROOM

A well appointed and re-fitted four piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath, walk in shower cubicle, tiled flooring, heated towel rail.

LANDING

Window to side aspect, loft access, storage cupboard, radiator; doors leading to.

BEDROOM ONE

3.35m x 3.276m (11' 0" x 10' 9")

A charming master bedroom with Double-glazed sash window to front aspect, radiator.

BEDROOM TWO

3.115m x 2.884m (10' 3" x 9' 6")

A further double bedroom providing views over rear garden via the double-glazed window, bank of fitted wardrobes with shelving, hanging and storage space, radiator.

CLOAKROOM

Two piece suite comprising low level w/c and wash hand basin inset in vanity unit.

TO THE SIDE OF THE PROPERTY

Entrance via period style gate leading to entrance pathway and side access to the rear.

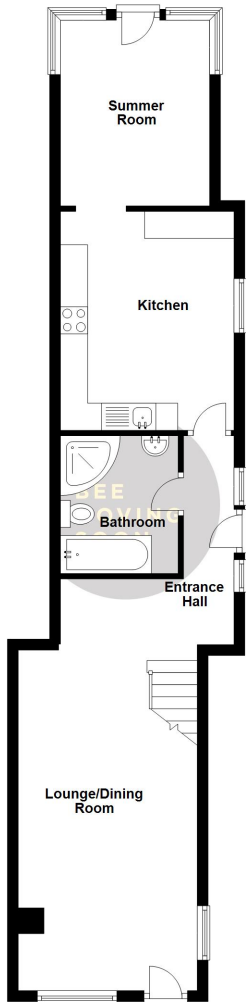
GARDEN

A low maintenance garden which is enclosed by panel fencing with timber framed summer house to the rear of the garden, well stocked borders with a variety of plants and shrubs.

FLOORPLAN

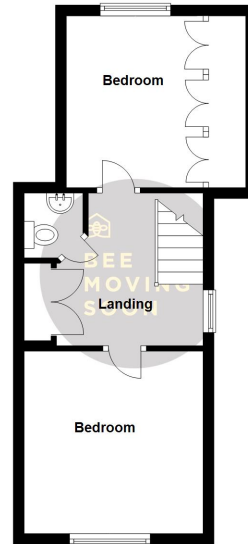
Ground Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 87.5 sq. metres (942.4 sq. feet)

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





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