



## 104 Mill Lane

Sawston  
CB22 3HZ

Guide Price  
**£625,000**



**BEE MOVING SOON**



**GUIDE PRICE £625,000 - £650,000**

**EXTENDED PROVIDING VERSATILE  
ACCOMMODATION**

**SHOWER ROOM & BATHROOM**

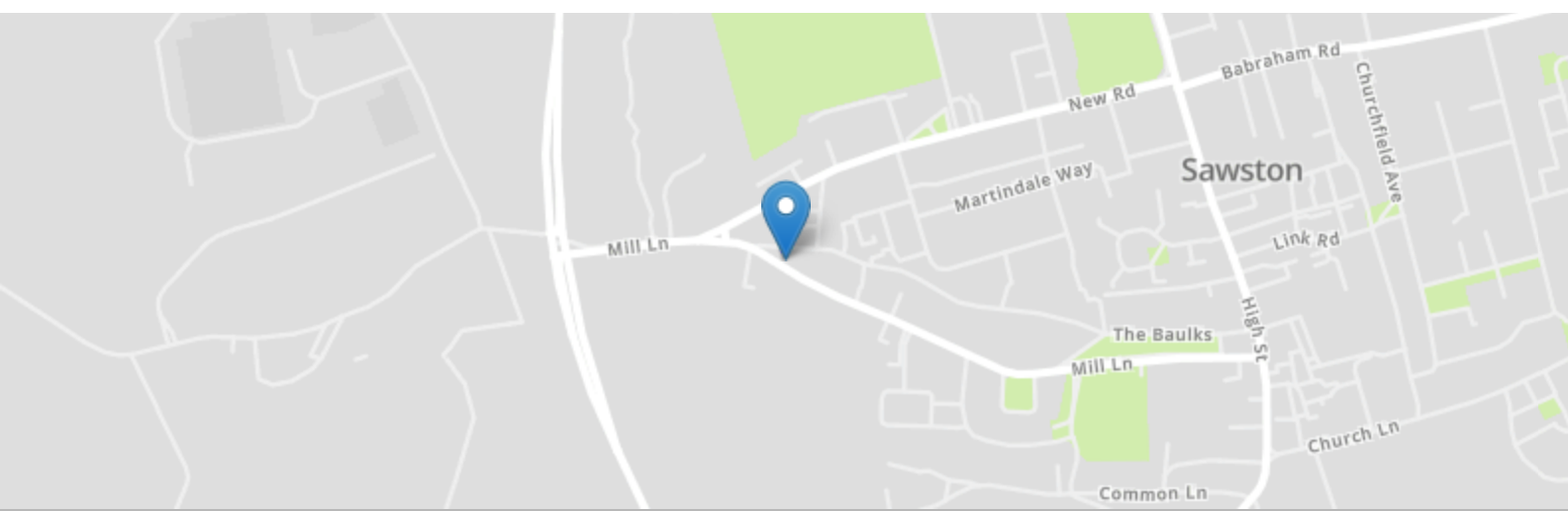
**THREE RECEPTION ROOMS**

**UTILITY CUPBOARD**

**MASTER EN-SUITE**

**DOUBLE GARAGE**

**COUNCIL TAX BAND - F**



GUIDE PRICE £625,000 - £650,000

Nestled away in this secluded location, is this spacious, bright and versatile four / five bedroom detached property with accommodation arranged over two floors approaching 1700 Sq ft. The property has been tastefully extended to provide practical accommodation and ticks so many of those must have boxes in your search for a family home. Your attention is drawn directly to the welcoming main reception room, which benefits from being of dual aspect, allowing the light to flood through and providing access to the manicured rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge, family room, inner hallway, shower room, kitchen, dining room, master bedroom with en-suite, four further bedrooms with family bathroom, double garage.

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

An extended entrance hallway with double-glazed window and door to front aspect, stairs rising to first floor accommodation with storage cupboard under, radiator, doors leading to.

### LOUNGE

7.421m x 3.617m (24' 4" x 11' 10")

Benefiting from being of dual aspect, allowing the light to flood through via the double-glazed window to front aspect and double-glazed French doors to rear aspect, feature fireplace, two radiators.

### FAMILY ROOM

4.76m x 3.6m (15' 7" x 11' 10")

A versatile space which over the recent years has had many uses, including a guest bedroom, which is ideally located close to the shower room, family room and home office. Double-glazed window to front aspect, radiator, door leading to inner hallway and shower room.

### DINING ROOM

3.62m x 2.75m (11' 11" x 9' 0")

Benefiting from being adjacent to the kitchen and double-glazed French doors leading to garden to side aspect, radiator, Amtico flooring flowing through into the kitchen.

### KITCHEN

4.14m x 2.427m (13' 7" x 8' 0")

Benefiting from being extended with a well-appointed fitted kitchen with a range of high level and low level fitted units, including glass display units and pantry cupboard, fitted appliances include, oven, hob, extractor, fridge, single sink drainer with mixer taps, plumbing for dishwasher, under stairs storage cupboard, Amtico flooring.

### INNER HALLWAY

Leading to and including utility cupboard with power and light, plumbing for washing machine.

### SHOWER ROOM

Obscure double-glazed window to side aspect, three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, part tiled walls, radiator.

### LANDING

Loft access, doors leading to.

### BEDROOM ONE

3.94m x 3.17m (12' 11" x 10' 5")

A generous master bedroom, benefiting from shower suite facilities, double-glazed window to side aspect, range of bespoke bedroom furniture with inset wash hand basin, further shelving, hanging and storage space, radiator, door to En-suite.

### EN-SUITE SHOWER

Obscure double-glazed window to side aspect, two piece shower suite comprising low level w/c and shower cubicle, part tiled walls.

### GUEST BEDROOM

3.6m x 3.1m (11' 10" x 10' 2")

A spacious guest bedroom with double-glazed window to front aspect, single storage cupboard with shelving, radiator.

### BEDROOM THREE

3.68m x 3.07m (12' 1" x 10' 1")

Benefiting from a double wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

### BEDROOM FOUR

3.14m x 2.87m (10' 4" x 9' 5")

A good sized fourth bedroom with double-glazed window to side aspect, double wardrobe with shelving, hanging and storage space, radiator.

### BEDROOM FIVE / HOME OFFICE

2.78m x 1.89m (9' 1" x 6' 2")

A versatile room which would ideally be a single bedroom or would make an ideal home office, double-glazed window to rear aspect, storage cupboard, radiator.

### BATHROOM

A well appointed three piece bathroom suite comprising low level w/c, wash hand basin, corner bath with shower over, good size airing cupboard, tiled walls, radiator.

### GARAGE

5.56m x 5.46m (18' 3" x 17' 11")

The property benefits from a double garage with electric up and over door, power and light, convenience door leading to garden.

### TO THE FRONT OF THE PROPERTY

A generous driveway providing ample off road parking, side gate leading to garden.

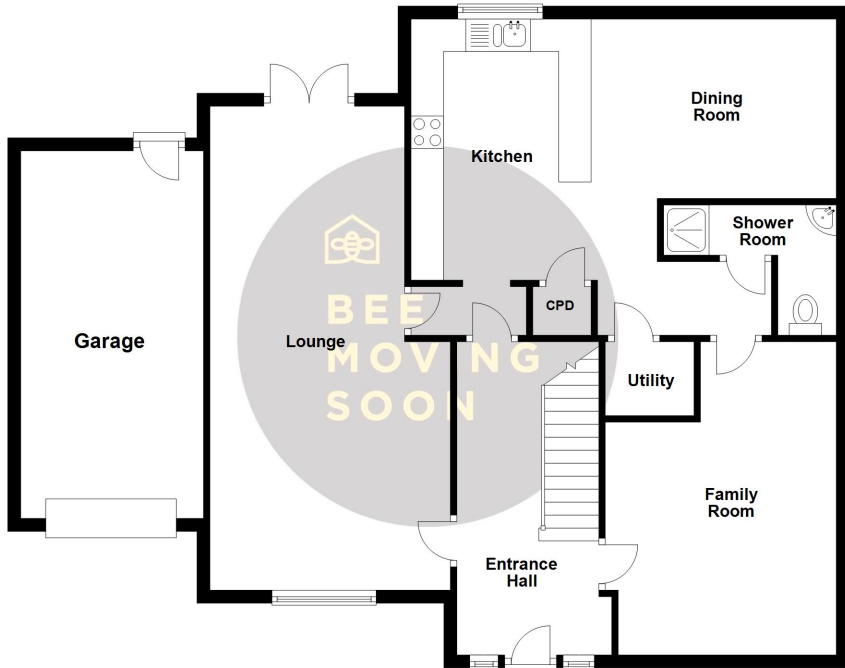
### GARDEN

A mature and well manicured rear garden, with a wide variety of established plants, trees and shrubs, mainly laid to lawn, summer terrace patio paved seating area, timber framed storage shed, charming brick & fenced surround with side access gate.

# FLOORPLAN

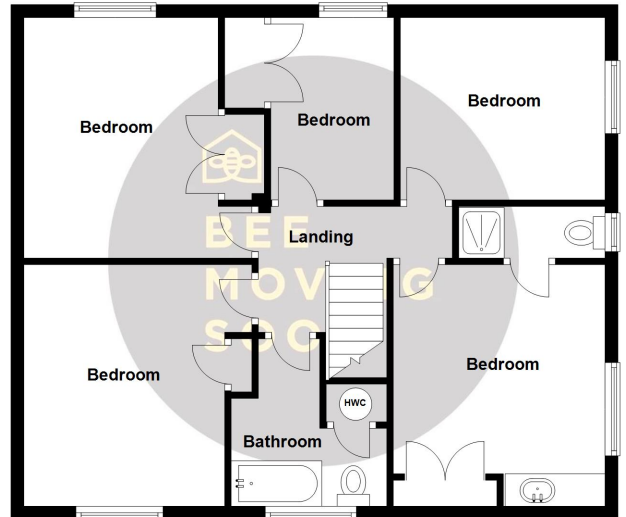
## Ground Floor

Approx. 87.3 sq. metres (939.4 sq. feet)



## First Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 155.0 sq. metres (1668.8 sq. feet)

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





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