



# 69, Glebe Road

Barrington, Cambridge,  
CB22 7RP

Freehold OIEO £425,000

country  
properties

This beautiful three bedroom semi-detached family home has been sympathetically improved and extended, providing exceptionally well-proportioned and versatile living accommodation throughout. The property comprises; entrance area, lounge, kitchen/diner/family space, and utility room, side porch with downstairs WC. The first floor accommodation has three bedroom and a family bathroom. Externally the property benefits from a generous plot with an integral garage and parking on the driveway for 3/4cars. The rear garden occupies a rather special and tranquil non-estate position, enjoying breath-taking views over adjacent farmland to rear. SOLD CHAIN FREE.

- Extended semi-detached
- 3 bedrooms
- Lovely Village Location
- Family Bathroom & Downstairs WC
- Stunning Open Rear Views across the Countryside
- Kitchen/Diner & Separate Utility Room
- Integral Garage & Driveway with Ample Parking
- Double Glazed & Oil Centre Heating
- Council Tax Band C & EPC rating - band D (61)
- Chain Free

## Ground Floor

### Entrance Hall

8' 4" x 5' 10" (2.54m x 1.78m)

Vinyl flooring. Wooden skirting boards. Radiator. uPVC double glazed window to side. uPVC double glazed front door to garden/garage. Heating and hot water controls.

### Lounge

14' 8" x 12' 0" (4.47m x 3.66m) narrowing 13' 6" x 12' 0" (4.11m x 3.66m)

Carpeted. Wooden skirting boards. Two uPVC double glazed windows to front. Two radiators. Fireplace. Smoke alarm. Stairs rising to first floor.

### Dining Room

18' 4" x 11' 6" (5.59m x 3.51m) narrowing to 18' 4" x 7' 11" (5.59m x 2.41m)

Carpeted. Wooden skirting boards. uPVC double glazed window to side. uPVC double glazed obscure window to rear. Radiator. Heating control. Boxed in area housing electric meter and fuse box.

### WC

5' 0" x 2' 9" (1.52m x 0.84m)

Vinyl flooring. Radiator. Wash hand basin. WC. uPVC double glazed obscure window to side.



## Kitchen

22' 3" x 11' 9" (6.78m x 3.58m)

Vinyl flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Space for washing machine/dishwasher. Freestanding fridge/freezer. Oven and hob to be fitted with extractor over. uPVC double glazed window to front. uPVC double glazed patio doors opening to rear garden. Smoke alarm. Loft hatch. Radiator. Wooden door opening to storage.

## Utility Room

8' 7" x 5' 2" (2.62m x 1.57m)

Vinyl flooring. Wooden skirting boards. Radiator. uPVC double glazed window to rear. uPVC double glazed door to rear garden. Space for washing machine and tumble dryer. Wooden door into garage.

## First Floor

### Landing

uPVC double glazed window to side. Loft hatch. Smoke alarm.

### Bedroom One

11' 2" x 10' 7" (3.40m x 3.23m) narrowing to 11' 2" x 9' 5" (3.40m x 2.87m)

Radiator. uPVC double glazed window to rear.

### Bedroom Two

9' 4" (2.84m) narrowing to 9' 3" x 8' 2" (2.82m x 2.49m)

Radiator. uPVC double glazed window to front.

## Bedroom Three

8' 0" x 6' 11" (2.44m x 2.11m)

Radiator. uPVC double glazed window to rear.

## Bathroom

8' 0" x 6' 1" (2.44m x 1.85m) narrowing to 6' 1" x 5' 0" (1.85m x 1.52m)

Vinyl flooring. uPVC double glazed obscure window to front. WC. Bath with mixer taps and shower over. Wash hand basin. Wall mounted heated towel rail. Extractor fan. Wooden door opening to storage.

## Outside

### Front

Gravel driveway with parking for several cars. Wooden gate with pathway to front door. Outside tap. uPVC front door.

### Garage

Up and over door. Power and lighting.

### Rear Garden

Mainly laid to lawn. Patio area ideal for entertaining. Fully enclosed with wooden fencing and mature trees. Outside tap. Wooden side gate. Outside light. Further patio area to the bottom of garden.





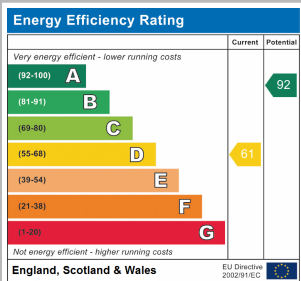
## 69 Glebe Road, Barrington

**Ground Floor**  
Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>

**First Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>



Total Area: 124.6 m<sup>2</sup> ... 1340 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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