



**38 Whittlesford Road**

Little Shelford

CB22 5EW

Offers in Excess of

**£500,000**

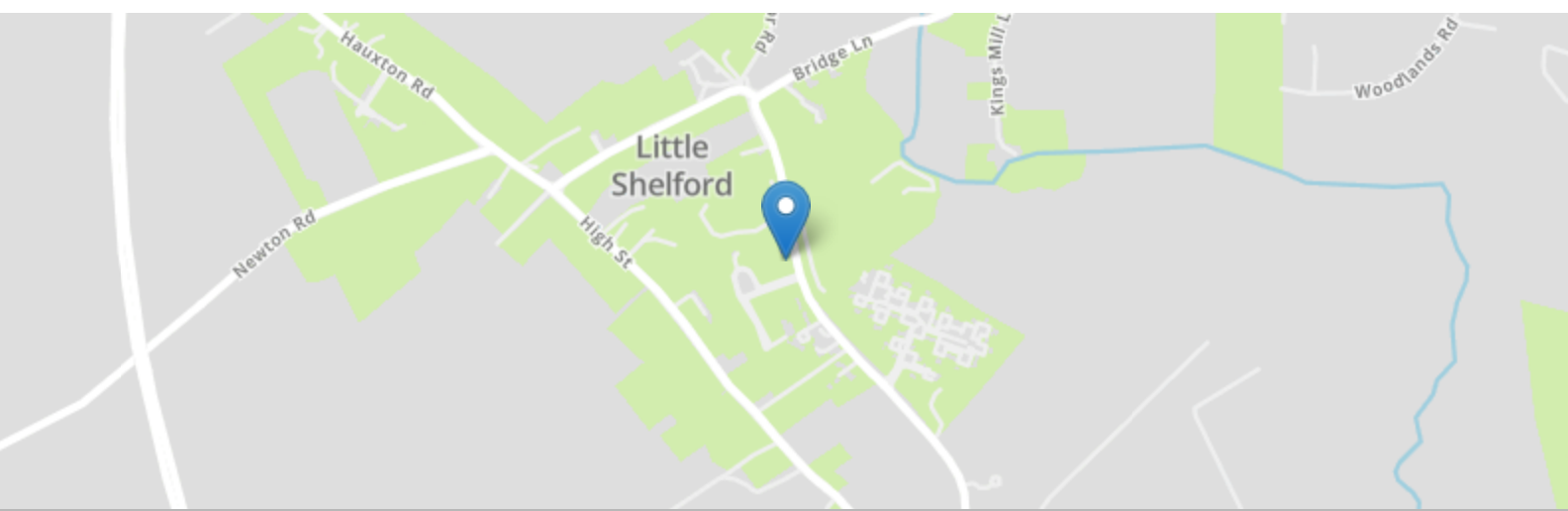


**BEE MOVING SOON**





NO ONWARD CHAIN  
EXTENSION POTENTIAL (STPP)  
HIGHLY REGARDED LOCATION  
COUNCIL TAX BAND - D  
EPC - TBC  
GARDEN IN EXCESS OF 100 FT  
SQ FT - 1088.4





Positioned in the highly regarded village of Little Shelford, which is South of the City of Cambridge, is this three bedroom semi-detached, family home, which offers potential for modernisation and updating and is offered for sale with no onward chain. The property is positioned on a generous mature plot, many homes in the area, have been extended to side and rear aspects over the recent years and this property offers this in abundance (STPP). Your attention is drawn directly to the spacious lounge, which provides views over the mature garden, with allotment and orchard to the rear.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge, dining room, kitchen, utility space, rear lobby, cloakroom, Three first floor bedrooms and shower room.

Little Shelford is one of South Cambridgeshire most desirable villages and offers a wide range of local village amenities, including public house / restaurant, recreation ground with sports pavilion, Chinese / fish & chips take away, village hall. In the neighbouring village of Great Shelford is a wider variety of local High street shops, local village school, mainline railway station with links into London & Cambridge.













#### ENTRANCE HALLWAY

Double-glazed entrance door; stairs rising to first floor; radiator; doors leading to.

#### LOUNGE

4.44m x 3.57m (14' 7" x 11' 9")

A welcoming main reception room with double-glazed window to rear aspect, providing views over the generous enclosed rear garden, picture rail, radiator.

#### DINING ROOM

3.57m x 2.97m (11' 9" x 9' 9")

Double-glazed French doors to rear aspect provides views and access to the generous enclosed garden, picture rail, radiator.

#### KITCHEN

3.15m x 2.0m (10' 4" x 6' 7")

Double-glazed window to front aspect, range of wall and base cupboards, single sink drainer; cooker space, wall mounted boiler; part tiled walls, door to utility space.

#### UTILITY SPACE

2.62m x 1.79m (8' 7" x 5' 10")

Double-glazed window to front aspect, door to side aspect, plumbing for washing machine, generous storage cupboard, radiator; door to.

#### REAR LOBBY

Double-glazed door to side aspect, further storage cupboard, door to cloakroom.

#### CLOAKROOM

Double-glazed window to side aspect, low level w/c.

#### LANDING

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

#### BEDROOM ONE

4.27m x 3.23m (14' 0" x 10' 7")

A good sized master bedroom with double-glazed window to rear aspect, single storage cupboard, radiator.

#### BEDROOM TWO

3.23m x 3.179m (10' 7" x 10' 5")

A further double bedroom with double-glazed window to rear aspect, radiator.

#### BEDROOM THREE

2.94m x 2.41m (9' 8" x 7' 11")

Double-glazed window to front aspect, single wardrobe, radiator.

#### SHOWER ROOM

Obscure double-glazed window to front aspect, three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, tiled walls, airing cupboard with shelving, radiator.

#### TO THE FRONT

The property benefits from a generous frontage which is majority laid to lawn, with driveway to side providing off road parking and access to the rear.

#### REAR GARDEN

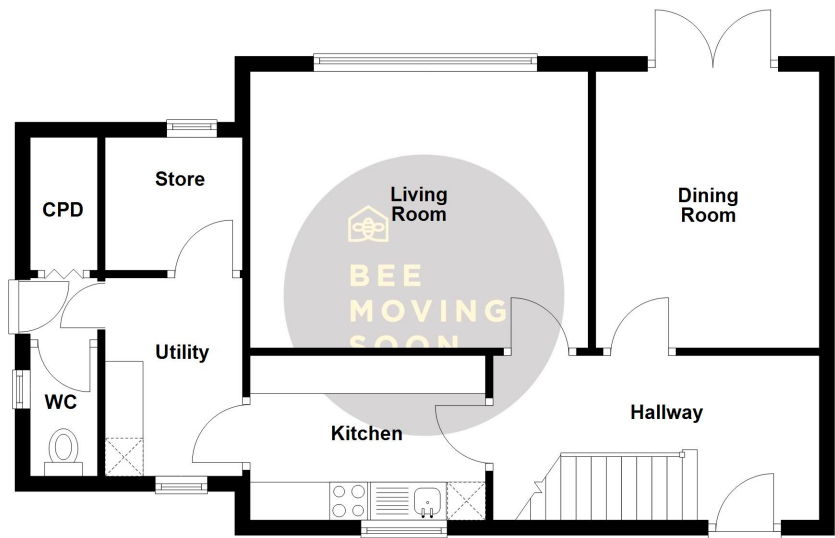
One of the main benefits of these homes on Whittlesford Road are the generous mature gardens, the rear garden of this property is in excess of 100ft and is separated into two main areas with an initial laid to lawn area with pathway leading to an allotment and orchard space to the rear of the garden, which you can tell straight away has been loved and cared for over many years.



FLOORPLAN

Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 101.1 sq. metres (1088.4 sq. feet)

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







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