



**Mill Road, Lode CB25 9EN**

**Guide Price £400,000**



## Mill Road, Lode CB25 9EN

A rather special period cottage perfectly set within this superb village setting and located in striking distance of National Trust & Anglesey Abbey.

Hugely improved and cleverly extended, this property offers character features throughout and boasts accommodation to include sitting room, kitchen, living room/dining room with bi-fold doors to rear garden, two bedrooms and a first floor bathroom.

Externally the property offers a superb mature garden providing a lovely addition to this 'gem' of a property.

### **Kitchen 11'3" x 8'9" (3.45m x 2.67m)**

Modern country style eye and base level cupboards with wooden worktop over. Inset butler sink with mixer tap over. Integrated oven with gas hob and stainless steel extractor above. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Built-in pantry cupboard. LVT wood flooring. Doors to dining room and leading to stairs to first floor. Opening to living/family room.

### **Dining Room 14'6" x 10'11" (4.42m x 3.34m)**

Charming dining room with feature fireplace with exposed brick surround and stone hearth. Alcove shelving to either side. Engineered wood flooring. Window to the front aspect. Bespoke built-in storage cupboards. Radiator. Doors leading to front and kitchen.

### **Living/Family Room 24'8" x 11'10" (7.54m x 3.63m)**

Stunning living/family room with LVT wood flooring throughout. Vaulted ceiling with exposed oak beams. Velux windows. Bi-folding doors

leading to rear patio area. Half glazed door to side. Opening to kitchen.

### **Landing**

Doors to bedroom 1 and bathroom. Stairs leading to second floor and ground floor.

### **Bedroom 1 14'6" x 10'9" (4.42m x 3.30m)**

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

### **Bathroom**

Contemporary white suite comprising low level W.C., pedestal hand basin and attractively panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Ladder radiator. Obscured window. Tiled flooring. Door to landing.

### **Bedroom 2 14'6" x 13'11" (4.42m x 4.25m)**

Spacious double bedroom with vaulted ceiling. Triple velux windows. Access to stairs to first floor.

### **Outside - Rear**

Attractive flagstone patio area with bi-folding doors leading to living/family room. Lawned area with some mature shrub and tree planting with stepping stones leading to the rear. Access gate to rear countryside. Timber shed.

### **PROPERTY INFORMATION**

EPC -

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources -

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

### **Location:**

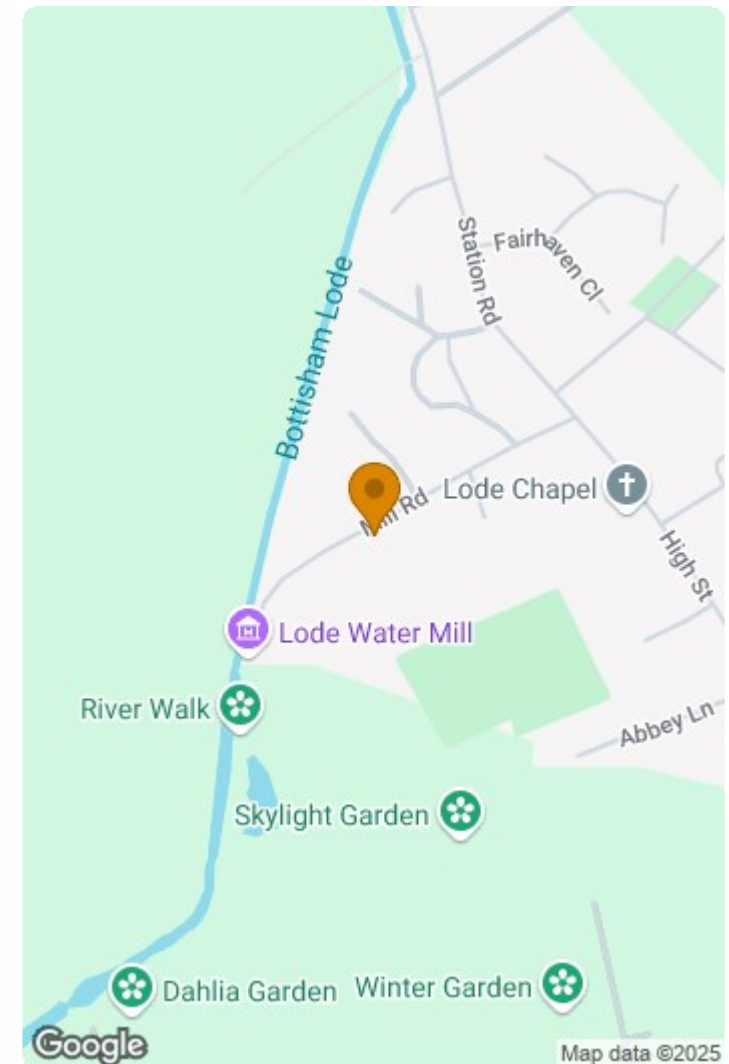
Lode is a small, picturesque village located about 6 miles northeast of Cambridge, England, known for its tranquil surroundings and rural charm. For more extensive shopping and amenities, residents typically travel to nearby Cambridge, which offers a wide array of shops, restaurants, and cultural attractions, including the historic university and museums. The village is well-connected by road and public transport, making it convenient to access Cambridge and surrounding areas, such as Newmarket (approximately 15 miles away) and Ely (around 11 miles away). With scenic walks and a friendly community atmosphere, Lode is an appealing choice for those seeking a quieter lifestyle close to the vibrant city of Cambridge.

## Approximate Gross Internal Area 1054 sq ft - 97 sq m

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 285 sq ft – 26 sq m

Second Floor Area 195 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
|                                             | B |                         |           |
|                                             | C |                         |           |
|                                             | D |                         |           |
|                                             | E |                         |           |
|                                             | F |                         |           |
|                                             | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
|                                                                 | B |                         |           |
|                                                                 | C |                         |           |
|                                                                 | D |                         |           |
|                                                                 | E |                         |           |
|                                                                 | F |                         |           |
|                                                                 | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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