



Windmill Lane, Fulbourn CB21 5DT

Guide Price £525,000

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A modern semi-detached family home set within the heart of this popular village and enjoying sizeable gardens to rear.

Rather deceptive and offering generous size rooms throughout, this property boasts accommodation arranged over three floors and includes entrance hall, living room, spacious kitchen/dining room utility room, WC, four good size bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers off road parking, garaging and a west facing garden.

No chain and viewing is recommended.

Entrance Hall

With doors leading to sitting room. Radiator. LVT wood flooring. Stairs leading to first floor.

Kitchen/Diner 19'0" x 7'6" (5.80m x 2.30m)

Contemporary range of eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated Neff double oven with gas hob above and stainless steel splashback and extractor above. Integrated dishwasher and fridge/freezer. Tiled flooring. Radiator. French doors to patio area. Window overlooking rear garden. Doors to sitting room and utility room.

Sitting Room 20'4" x 12'1" (6.20m x 3.70m)

Spacious sitting room with window to the front aspect. Radiators. Storage cupboard. Doors to kitchen/diner and entrance hall.

Utility Room

Modern bas cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated washing machine. Tiled flooring. Velux window. Doors to kitchen/diner, cloakroom and garage.

Cloakroom

Contemporary white suite comprising low level W.C. and wall mounted hand basin with attractively tiled splashback. Tiled flooring. Radiator. Obscured window. Door to utility room.

Landing

Doors to three bedrooms and bathroom. Airing cupboard. Radiator. Stairs leading to second floor and ground floor.

Bedroom 2 13'1" x 8'2" (4.00m x 2.50m)

Spacious double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3 15'8" x 10'2" (4.80m x 3.10m)

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

Bedroom 4 8'10" x 7'6" (2.70m x 2.30m)

Well proportioned room with window to the rear aspect. Radiator. Door to landing.

Bathroom

Contemporary white suite comprising low level W.C., hand basin and panelled bath with miser tap and wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Radiator. Door to landing.

Landing

Doors to Master bedroom and built-in storage cupboard. Stairs to first floor landing.

Master Bedroom 12'1" x 12'1" (3.70m x 3.70m)

Spacious double room with window to the front aspect. Built-in wardrobes. Radiator. Doors to en suite and landing.

En Suite

Spacious, contemporary en suite with white suite comprising low level W.C., wall mounted hand basin and generous walk-in shower. Attractively tiled to wet areas. Tiled flooring. Ladder radiator. Obscured window. Door to Master bedroom.

Garage

With roller door, power and light. Internal door to utility room.

Outside - Front

Laid to gravel bed with mature tree, pathway leading to front door with storm porch over. Hardstanding driveway leading to garage. Pathway leading to rear access gate. Electric car charging point.

Outside - Rear

Patio area to rear of the house with French doors leading to kitchen/diner. Generous lawned area. Access gate to the front.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold - NO CHAIN

Council Tax Band - D (South Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 128 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

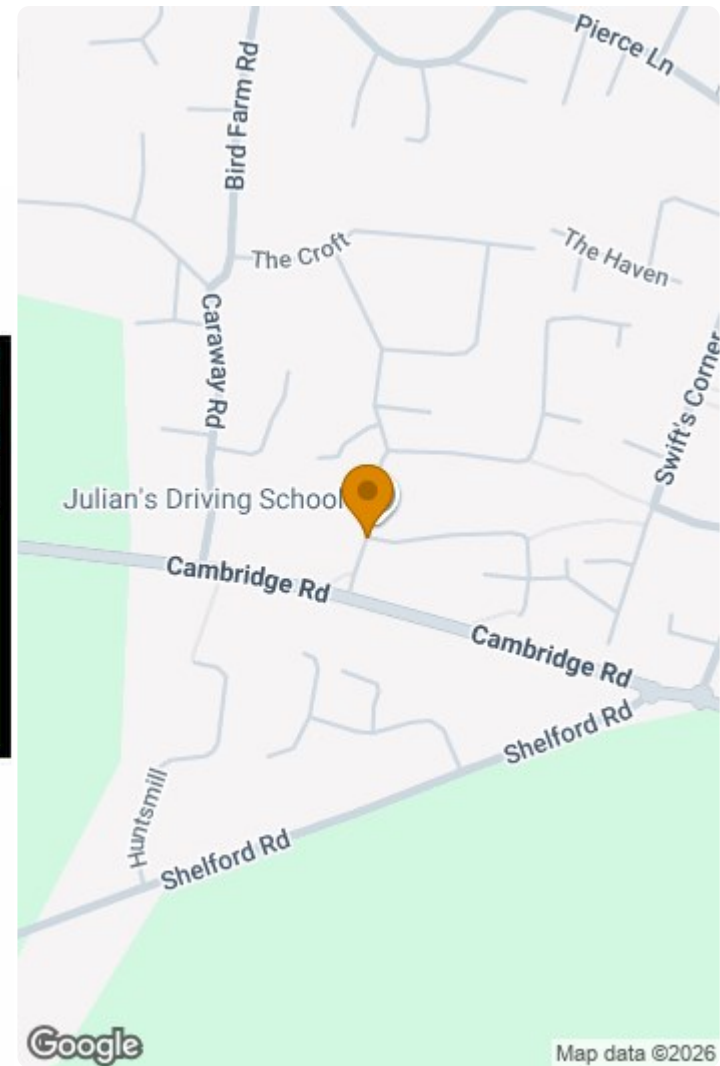
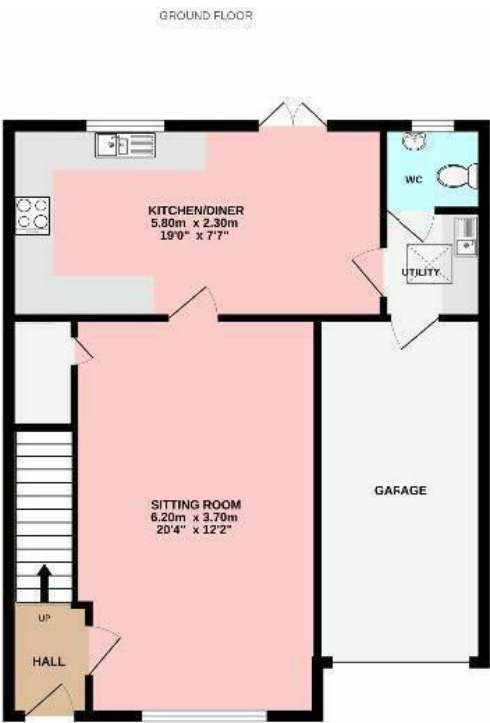
Heating sources - Gas

Broadband Connected - tbc

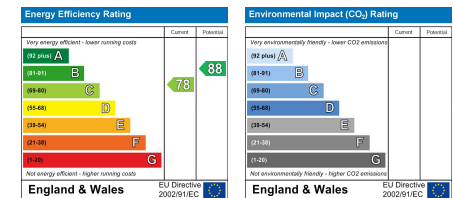
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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