



25 Mill Lane
Fordham, Cambridgeshire CB7 5NH
Guide Price £395,000

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A beautifully presented, three-bedroom family home, situated in the heart of the village.

Accommodation comprises an entrance hall, kitchen, utility room, cloakroom, sitting room, dining room and conservatory/family room. The property benefits from a newly installed Air Source Heat Pump.

Complete with a delightful rear garden and ample block paved frontage/parking, brick built shed in the rear garden. The garage has been mostly converted to create the utility/WC, with useful area for storing bikes and garden items.

Viewing is essential.

EPC (D)
Council Tax Band C (East Cambs)

Property Details

Glass panelled door leading to:

Entrance Hall

Access to Sitting Room, Kitchen, stairs to first floor, radiator

Sitting Room 12'2" x 10'2" (3.71m x 3.10m)

Window to front aspect, radiator, television point, through to:

Dining Room 10'2" x 9'5" (3.10m x 2.87m)

Radiator, ample room for dining room and chairs, or as a family room, door to Kitchen and through to:

Conservatory/Family Room 17'3" x 11'1" (5.28 x 3.40)

Windows to all aspects, laminate flooring, side door to garden and double doors to garden, radiator, access to kitchen.

Kitchen 14'7" x 10'2" (4.45m x 3.10m)

Tiled Floor, SMEG 5 ring gas hob, with double oven under, stainless steel and glass extractor over, stainless steel back plate, contemporary design cupboards, stainless steel sink with mixer tap, space and plumbing for dishwasher and fridge, window to rear aspect.

Utility Room 13'0" x 7'10" (3.98 x 2.40)

Tiled floor, matching over counter and floor cupboards, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator, stainless steel sink with pull out mixer tap, window to side aspect, door to garden, door to:

Cloakroom

Tiled floor, low level WC, floating hand wash basin, tiled splashback, window to side aspect.

Upper hallway

Spacious area, with room to all bedrooms and bathroom, access to loft space, radiator, windows to front and rear aspects.

Bedroom 1 13'11" x 8'8" (4.24m x 2.64m)

radiator, window to front aspect.

Bedroom 2 11'11" x 10'2" (3.63m x 3.10m)

Radiator, window to front aspect, fitted double wardrobe with sliding doors.

Bedroom 3 10'2" x 9'7" (3.10m x 2.92m)

Window to rear aspect, radiator.

Family Bathroom

Contemporary styled, fully tiled, fully enclosed shower cubicle, separate bath with shower attachments, recessed ceiling lights, tall heated towel rail, floating double sinks, low level WC, window to rear aspect.

OUTSIDE

Front

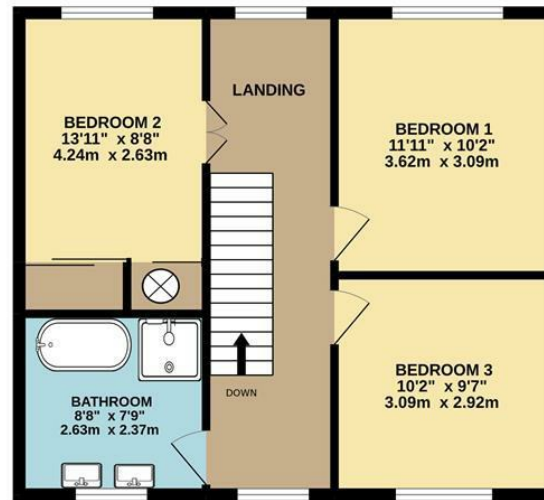
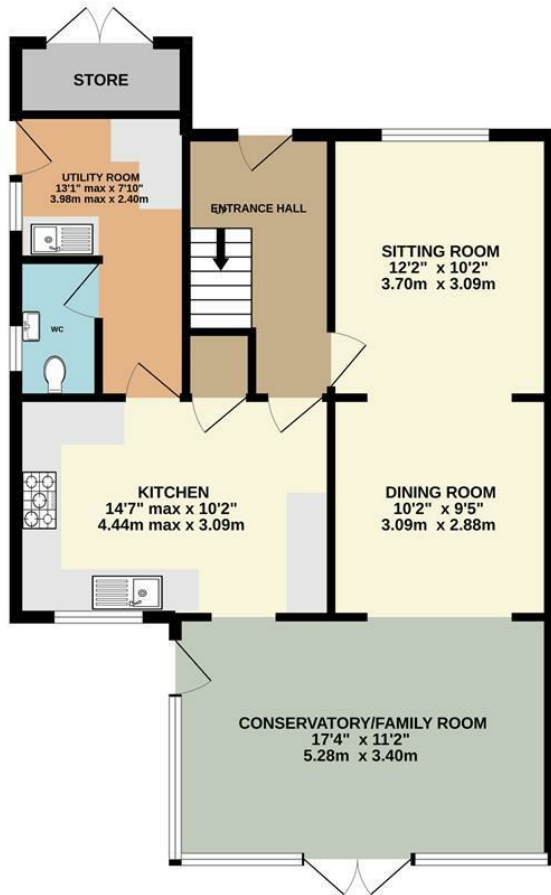
Paved Drive way with ample parking area, mature tree and shrubs, panel fence and hedging, access to storage area at front of house, gated access to rear garden.

Rear Garden

Paved patio area, air source heat pump location, lawn area, with mature trees, borders with herbs and flowers, paved pathway to further brick paved area and brick garden storage.

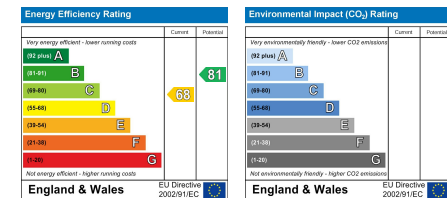
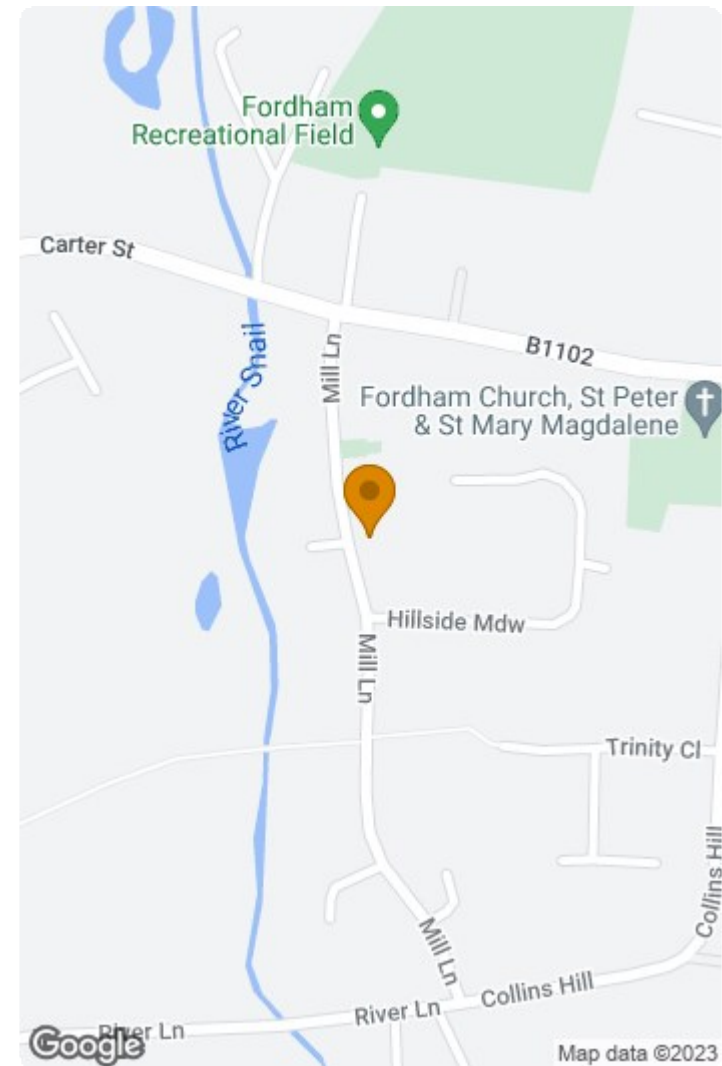
GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

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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