



**41 Lode Road**  
**Cambridge, Cambridgeshire CB25 9ET**  
**Guide Price £425,000**

**MA**  
Morris Armitage

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## 41 Lode Road, Cambridge, Cambridgeshire CB25 9ET

Set in the highly regarded village of Lode, this 3 bedroom detached bungalow is beautifully presented throughout, offering welcoming, light and airy living space.

With ample driveway parking and garage to the front and a large garden to the rear where you will find a spacious log cabin offering superb extra living space.

Being sold with the added benefit NO CHAIN.

EPC (E)

Council Tax Band D (East Cambs)

### Entrance Hall

With uPVC entrance door, radiator, 2 storage cupboards.

### Living Room

17'2" x 11'11"

With Parquet flooring, gas flame effect log burner with stone hearth and timber effect mantle over, radiator, uPVC windows to side and rear aspects, French doors leading to the garden.

### Kitchen

9'4" x 8'11"

With a range of wall and base units, inset stainless steel sink with mixer tap over, seamless work tops, integrated gas hob with extractor over, space and plumbing for washing machine and dishwasher, integrated slide and hide Neff oven, integrated Neff microwave, integrated fridge/freezer, radiator, uPVC window to front aspect, uPVC door to side access.

### Bedroom 1

10'7" (min) x 9'11"

With a range of built in wardrobes, radiator, uPVC window to rear aspect.

### Bedroom 2

10'11" x 8'7"

With uPVC window to side aspect, radiator.

### Bedroom 3

9'2" x 7'11"

With uPVC window to front aspect, radiator,

### Bathroom

With white suite comprising of panelled bath with shower attachment over, vanity unit with wash basin and storage under, low level WC, radiator, uPVC window to front aspect.

### OUTSIDE

To the front there is a generous gravel driveway leading to the garage.

To the rear, the garden is laid predominantly to lawn with a generous patio, pergola and raised decked seating area. Gated access to the side of the property.

### Log Cabin

18'11" x 15'8"

With uPVC French doors and windows to front and side aspects, Kitchenette with inset stainless steel sink with drainer and mixer tap over

### Agents Note

The Worcester Bosch boiler located in the loft was installed in December 22 and benefits from a 10 year warranty.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	49	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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