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## 4 Church Lane

Little Abington, Cambridge, CB21 6BQ

£1,495 Per Calendar Month

Unique 2/3 bedroom period cottage with thatched roof located in the heart of Little Abington. Near all major road links/A11/A14 with mainline train station not far away, and easy access to Stanstead Airport (20 mins by car). Close to Babraham Institute/Granta Park/Addenbrookes and easy access to Cambridge. The village has an excellent primary school, is on bus route to Cambridge/Haverhill, many local attractions/activities/river, and has a shop/post office and village pub with Thai restaurant / guestrooms.

The cottage has LPG gas central heating, secondary glazing, wood burner to reception room, a south facing garden laid mostly to grass and a carport with locking doors to single garage.

### Details:

#### Downstairs:

Entrance hall, tiled floor with cupboards, one housing the washing machine. Downstairs family bathroom with white suite and shower over bath, heated towel rail & large mirror.

Galley style modern kitchen with granite worktops and deep sink. Fridge freezer, dishwasher, ceramic hob with built under electric oven, plenty of cupboard units, tiled floor.

Large double reception room with wood burning stove within the inglenook brick fireplace. Carpeted floors.

#### Staircase to first floor from kitchen area:

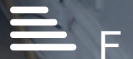
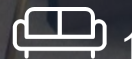
Upstairs has polished wood floorboards throughout. There are sloping ceilings and gabled windows.

Master bedroom with range of built in wooden cupboards. Middle area - open to staircase which could be used as a

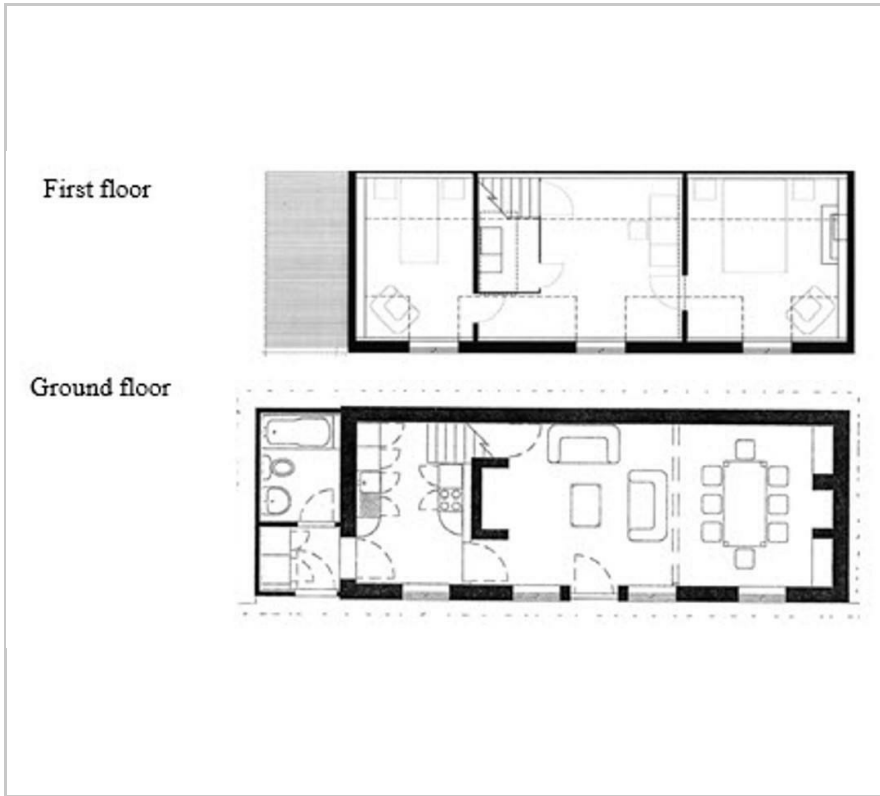
- Thatched period cottage
- Popular country village location with primary school
- Inglenook fireplace with woodburning stove
- LPG gas central heating
- Secondary glazing
- White goods provided
- Garage/Carport
- South facing garden

## Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



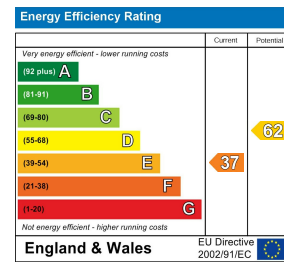
## Floor Plan



## Area Map



## Energy Efficiency Graph



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