



PRIMROSE LANE
Impington

Carter Jonas

PRIMROSE LANE, IMPINGTON, CAMBRIDGE, CB24 9PX

- Cambridge North Railway Station - approx. 3.5 miles
- Cambridge City Centre - approx. 4 miles
- Cambridge Science Park - approx. 3 miles

Around 2,000 sq.ft of accommodation • Popular & peaceful Cambridge village • Driveway & garage parking
• EPC rating B

DESCRIPTION

The accommodation measures around 2,000 sq.ft comprising an entrance hall, two reception rooms, kitchen/breakfast room, utility room, cloakroom, five bedrooms and four bathrooms. The property offers driveway and garage parking with a well-presented rear garden.

The ground floor consists of an entrance hall, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. The kitchen enjoys fitted units and stone worktops with integrated appliances including a fridge-freezer, oven, hob and dishwasher. The utility room also offers fitted units with space and plumbing for appliances. The sitting room is particularly light with a window to front aspect, French doors leading to the rear garden terrace and an inset wood burning stove.

The landing consists of an airing cupboard and stairs rising to the top floor and from the ground floor. The principle bedroom enjoys fitted wardrobes, windows overlooking countryside and an en-suite, which is largely tiled with a bath and shower over, wash handbasin, WC and heated towel rail. The second bedroom also benefits from an en-suite. Finally, a smaller fifth bedroom.

AN IMMACULATELY PRESENTED AND PARTICULARLY SPACIOUS FIVE-BEDROOM DETACHED HOME POSITIONED IN THE HUGELY POPULAR VILLAGE OF IMPINGTON.



The top floor enjoys a landing space, two double sized bedrooms and a bathroom, which is extensively tiled with a bath, wash hand basin, WC and heated towel rail.

OUTSIDE

The property is tucked away on the development positioned just opposite a children's play area with the picturesque background of open fields. There's a small and established front garden with a driveway beside, that in turn leads to the garage. The rear garden is predominately lawned with a comprehensive paved terrace and a selection of mature shrubs in the raised flower bed.

LOCATION

Impington is a very popular village adjoining Histon on the northern border of The University City of Cambridge. The location allows easy access to major national routes, the city centre, Cambridge Science and Business Parks and the new Cambridge North train station. There are a wealth of local amenities nearby including banks, public houses, restaurants and supermarkets in Histon, Impington and Milton. There is also a wide range of schooling, with both primary and secondary schools within walking or cycling distance and further schooling available in the city centre. Impington Village College, an excellent community school with an international sixth form, is about half a mile away.

ADDITIONAL INFORMATION

Tenure: Freehold

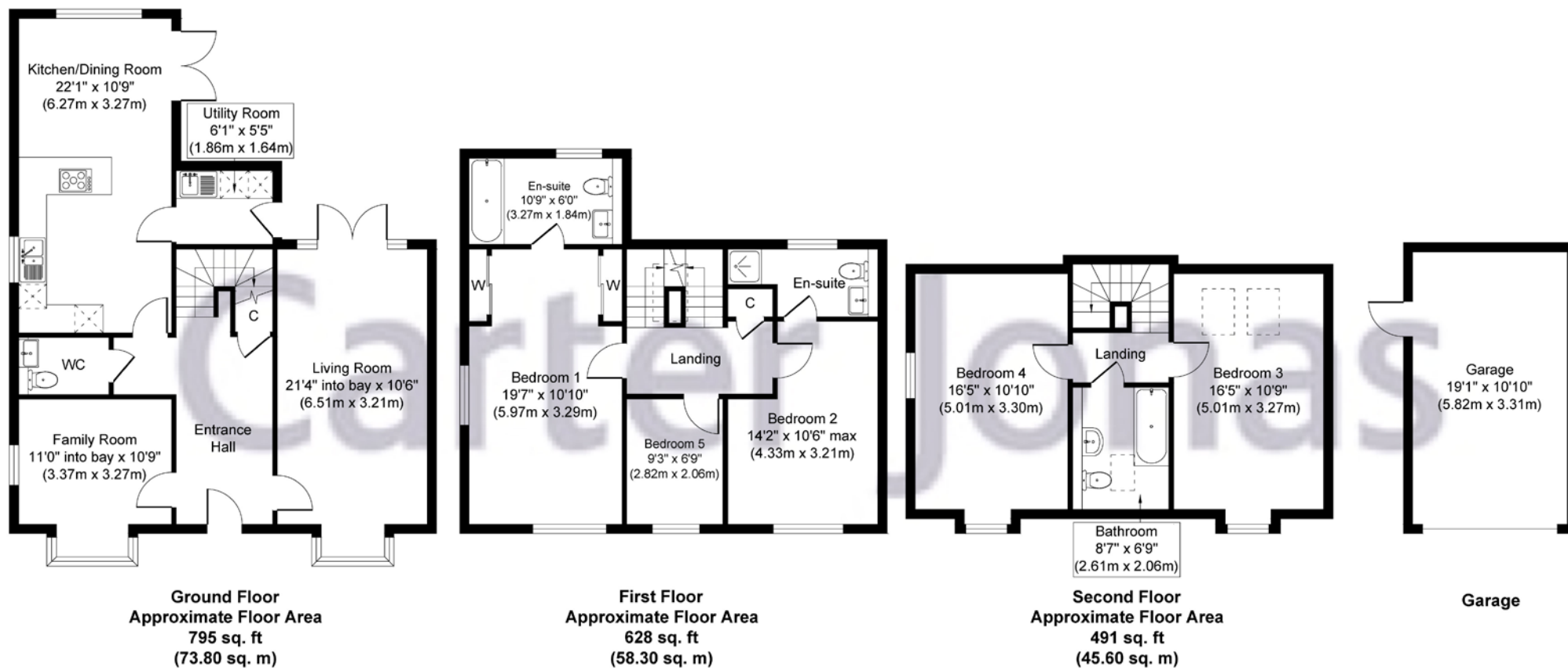
Services: Gas fired central heating. Mains water, drainage, gas and electricity. There are solar panels on the roof supplying the heating of the water. Note, none of these have been tested by the agent.

Local Authority: South Cambridge District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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