



South View Cottages
Cambridgeshire
SG8 0RD





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South View Cottages, Church Street, Litlington, SG8 0RD

£375,000 Freehold

Abode are happy to present this recently renovated two bedroom semi-detached cottage in Litlington. Set on the village green with views across open countryside this is an idyllic country setting. The accommodation comprises a modern fitted kitchen with bay windows, downstairs WC, lounge with French doors to a concealed private garden. Upstairs there is a family bathroom, two double bedrooms with views across the countryside, and an office over looking the village green. The property further benefits from off road parking for one vehicle. Please contact Abode to arrange viewings.

Hallway: 1.96m (6'6") x 4.69m (15'5")

with doors leading to kitchen, lounge, WC and cupboard under stairs.

Kitchen/Dining Room: 2.32m (7'8") x 3.62m (11'11")

Modern Kitchen with under counter electric oven, ceramic hobs, and stainless steel extractor fan, bay windows overlooking village green, and windows to side aspect.

Lounge: 3.34m (11'0") x 3.62m (11'11")

with modern double height radiator, and French doors to garden.

WC: 1.66m (5'6") x 1.96m (6'6")

Downstairs WC with sink and vanity beneath.

Bathroom: 1.65m (5'5") x 2.43m (8'0")

three piece bathroom suite with shower over bath, WC, and basin with vanity beneath

Bedroom 2: 2.77m (9'2") x 3.15m (10'5")

Bedroom with window to side aspect of open fields.

Bedroom 1: 2.77m (9'2") x 3.15m (10'5")

with windows to front aspect over village green and side aspect over fields.

Office: 1.41m (4'8") x 2.44m (8'1")

with window to front aspect of the village green.



Ground Floor

First Floor

South View

Approximate Gross Internal Floor Area : 66.50 sq m / 715.8 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	