



Cockhall Close

SG8 0RB

abode



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Abode are delighted to offer to market this detached family home in the idyllic village of Litlington, South Cambridgeshire. This lovely family home offers an opportunity to renovate to your taste and is offered chain free. The property is a short walk to the village green and has extensive family accommodation. Downstairs we find a home office, large lounge, dining room, conservatory, WC and Kitchen. The ground floor has a lovely flow to the property which is centralised around the dining space. Upstairs we find three double bedrooms, one single bedroom, en-suite to the principle bedroom, and a four piece family bathroom suite. The rear garden of the property is generous, private and well matured with a powered shed and access to the large double garage. The exterior of the property is very well maintained with recent refurbishment of the driveway and great curb appeal. Viewing is highly recommended for those looking to place their mark on a property and is available by prior appointment.

About Litlington

Nestled within the picturesque South Cambridgeshire countryside, the charming village of Litlington offers an idyllic setting for your next home. With its rich history,

Entrance hall:

Doors leading to W.C, study, lounge and kitchen. Stairs to first floor. Radiator. Large storage cupboard.

W.C.:

Window to side aspect. W.C and hand basin.

Study: 1.46m (4'10") x 2.46m (8'1")

Window to front aspect, radiator

Kitchen: 3.49m (11'6") x 3.47m (11'5")

Comprising an integrated double electric oven, electric hobs, stainless steel extractor fan, free standing washing machine, free standing tumble drier, free standing fridge, free standing freezer and fitted cupboards. Window and door to rear aspect.

Lounge: 4.96m (16'4") x 4.36m (14'4")

Bay window to front aspect and double doors to the dining room. Radiator. Wood burning fire.

Dining room: 4.20m (13'10") x 2.85m (9'5")

Sliding doors to the conservatory, doors leading to the lounge and kitchen. Radiator.

Conservatory: 2.70m (8'11") x 2.11m (7'0")

Doors to the rear garden and lounge.

Stairs & Landing:

Window to side aspect. Doors to four bedrooms and bathroom. Airing cupboard, with storage.

Master Bedroom: 3.67m (12'1") x 3.98m (13'1")

Window to rear aspect. Radiator. Door to ensuite.

Ensuite: 1.35m (4'6") x 1.96m (6'6")

Window to the rear aspect. Wet room, comprising of electric shower, W.C and hand basin with counter. Radiator.

Bedroom 2: 2.86m (9'5") x 3.53m (11'7")

Window to front aspect. Radiator.

Bedroom 3: 2.37m (7'10") x 3.51m (11'7")

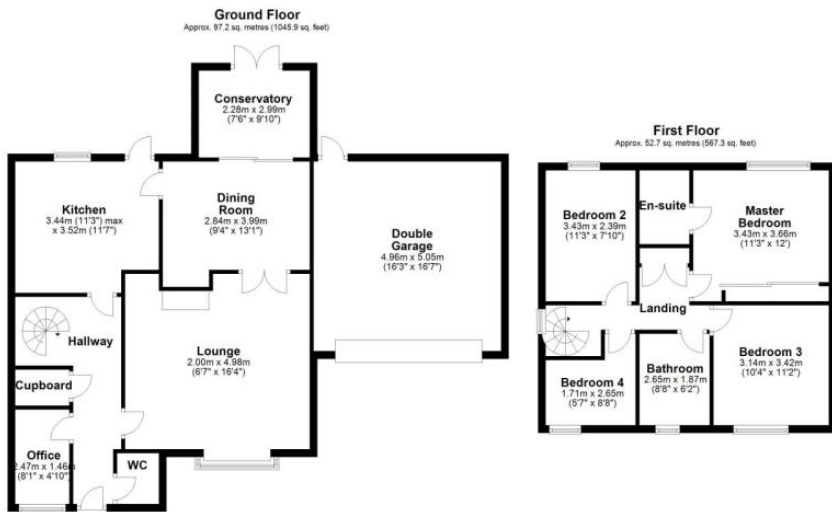
Window to rear aspect. Radiator.

Bedroom 4: 2.65m (8'9") x 1.71m (5'8")

Window to front aspect. Radiator.

Bathroom: 1.87m (6'2") x 2.65m (8'9")

Window to front aspect. Five piece suite, comprising W.C, hand basin, bidet, bath tub and shower cubicle.



Total area: approx. 149.9 sq. metres (1613.2 sq. feet)



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