



26 Lotfield Street, Orwell
Royston

In Excess of **£300,000**





26 Lotfield Street

Orwell, Royston

We are delighted offer for sale this 2-3-bedroom semi-detached period property in Orwell, with no chain, a refitted kitchen, a lounge with a log burner, a bathroom and driveway parking.

- Period Cottage
- Highly Desirable Village
- Grade II Listed Home
- Large Front Garden
- Benefitting from No Onward Chain
- Re-Fitted Kitchen
- Living Room with Feature Log Burner
- 2 Bedrooms & Dressing Room/Bedroom 3
- Early Viewing Recommended
- Driveway Parking

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PROPERTY INSIGHT

We are delighted to offer for sale this 2-3-bedroom semi-detached period property in the highly desirable South Cambridgeshire village of Orwell. This unique family home is within walking distance of amenities and enjoys no upward chain, a refitted kitchen, a lounge with a feature log burner, 2 well proportioned bedrooms with a third room offering multiple possibilities.

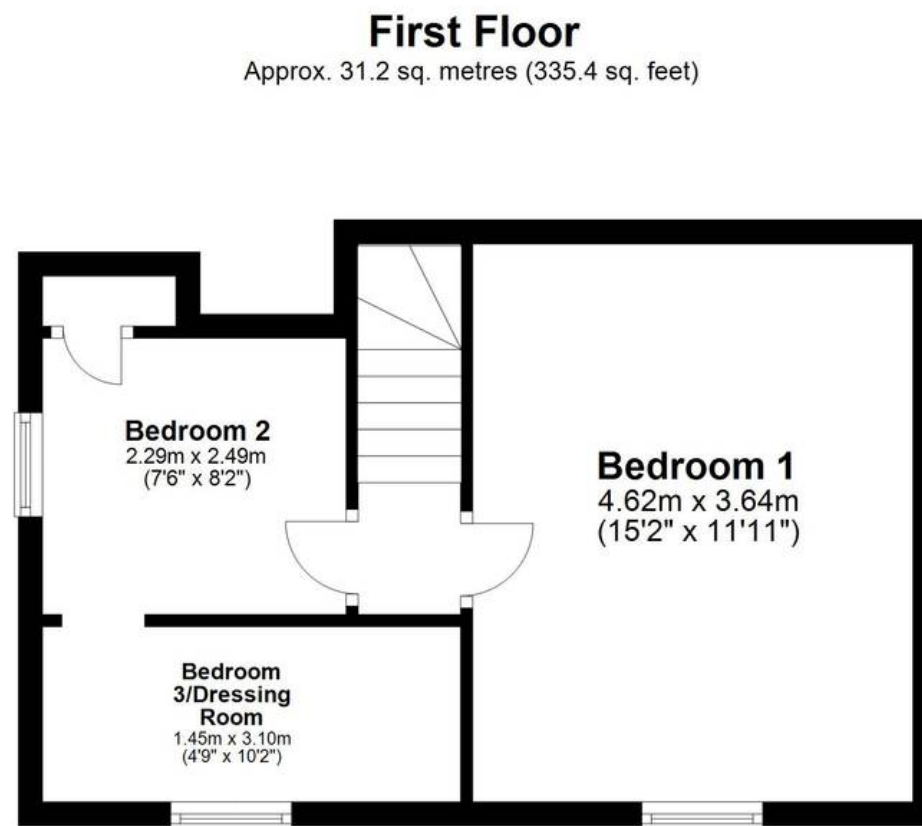
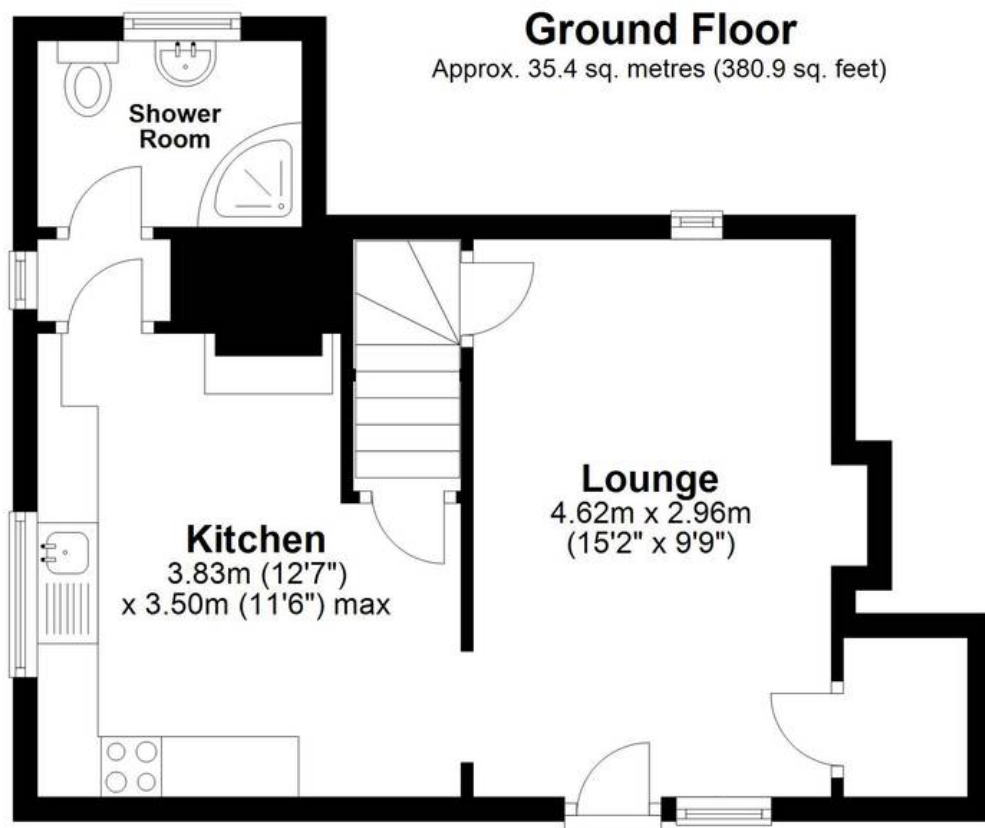
On approach, this lovely home enjoys excellent kerb appeal, with a beautiful period frontage, borders of hedgerows, and access to a pretty front lawn garden with space for garden furniture, enjoying meals al fresco and entertaining. Upon stepping inside, the lounge is a bright and beautifully presented room, enjoying a feature fireplace with a log burner, windows to a dual aspect, plush carpets, scone lighting, stairs to the first floor, and ample space for a variety of lounge and storage furniture.

The refitted kitchen/dining room has been nicely designed and decorated, in keeping with the period features of the house. There is a range of shaker base and wall units, wood worktops, a butler sink, a feature fireplace, exposed beams, integrated storage, an integrated oven, wine cooler, hob, extractor, dishwasher and fridge/freezer, and space for a dining setting and other small kitchen appliances. The bathroom can also be found on the ground floor and comprises a corner shower, a WC and a hand wash basin.

Upstairs to the first floor, this lovely property continues to impress, with 2 well-proportioned bedrooms, integrated storage, and a possible 3rd bedroom, which could be used as a dressing room or office, depending on requirements.







Total area: approx. 66.5 sq. metres (716.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



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