

ENTRANCE HALL Stairs to first floor, doors off to reception rooms, radiator.

SITTING ROOM 14' 3" into bay x 13' 0" (4.34m x 3.96m) Double glazed bay window to front and double glazed window to side. Radiator.

KITCHEN/DINING ROOM 16' 1" x 14' 4" (4.9m x 4.37m) French doors to garden and double glazed window to side. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and return splashback. Stainless steel one and a half sink unit and mixer tap, plumbing and space for washing machine, integrated dishwasher, double stainless steel oven with four ring gas hob, extractor hood over and matching splashback, space for fridge/freezer, cupboard housing wall mounted boiler, two double radiators, inset spotlights to ceiling, tiled floor.

GROUND FLOOR CLOAKROOM WC, hand basin inset to vanity unit, fully tiled walls, extractor fan, inset spotlights to ceiling, radiator, tiled floor.

FIRST FLOOR LANDING Doors to bedrooms one and two, stairs to second floor, radiator.

BEDROOM ONE 10' 6" x 9' 1" (3.2m x 2.77m) Double glazed French doors to balcony with far reaching views and double glazed window to side. Dressing room, radiator, door to ensuite.

ENSUITE SHOWER ROOM 10' 6" x 4' 10" (3.2m x 1.47m) Obscure double glazed window to side, WC, hand basin, double tiled shower cubicle with fitted chrome fitting, heated towel rail, extractor fan, tiled floor.

BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window to front, radiator.

ENSUITE SHOWER ROOM Obscure double glazed window to side, WC, hand basin, double tiled shower cubicle with fitted chrome fitting, heated towel rail, extractor fan, tiled floor.

SECOND FLOOR LANDING Airing cupboard housing hot water tank with shelving, radiator.

BEDROOM THREE 14' 4" x 11' 1" (4.37m x 3.38m)



Double glazed window to front and side, radiator, loft access.

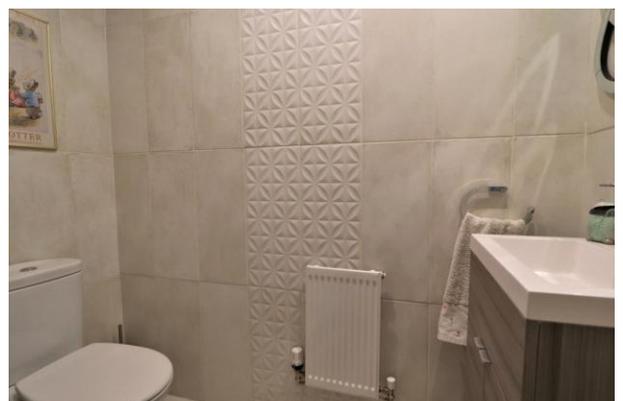
BEDROOM FOUR 14' 3" x 7' 5" widening to 9' 4" (4.34m x 2.26m) Double glazed window to rear and side, radiator.

FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin, bath, tiled splashback, heated towel rail, extractor fan, tiled floor.

PARKING AND GARDENS To the front of the garden is a large expanse of driveway providing off road parking. Single brick built garage with up and over door and overhead storage.

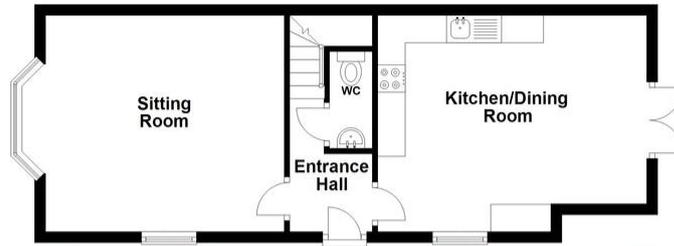
The rear garden is fenced and partially walled with an expanse of lawn, paved patio, outside tap.

LOCATION AND FACILITIES Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion. Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose built town of Northstowe that is currently in development.



Ground Floor

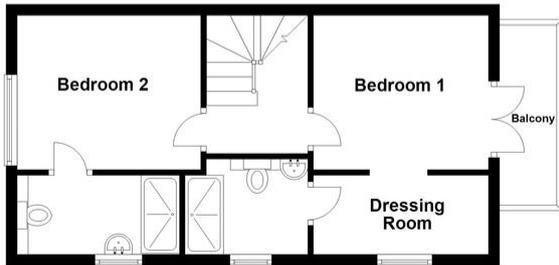
Approx. 42.7 sq. metres



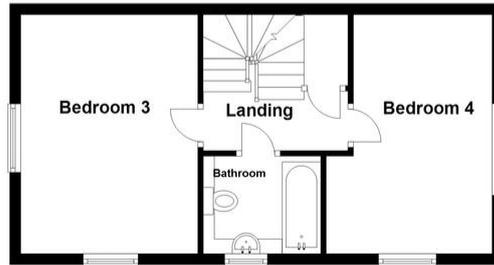
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First Floor
Approx. 37.6 sq. metres



Second Floor
Approx. 37.6 sq. metres



Total area: approx. 117.8 sq. metres

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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94a Mitchcroft Road, Longstanton,
Cambridge, CB24 3BF

£375,000 Freehold

With views over open space, this generous four bedroom semi detached townhouse is the perfect step up the property ladder. The open plan kitchen/dining room leads to the garden via French doors, a cosy sitting room includes a bay window. There are four bedrooms, with two en suites and a dressing room with balcony to master. If it's an office you need, consider the top floor where you can enjoy more views and quietly work at home, away from the hub of the main house.



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