

ENTRANCE HALL Double glazed window to front, stairs leading to first floor and doors off. Under stairs storage cupboard, double radiator.

GROUND FLOOR CLOAKROOM Secured double glazed window to front, WC, hand basin inset to vanity unit with tiled splashback, wall mounted gas boiler.

KITCHEN 12' 9" x 9' 2" (3.89m x 2.79m) Double glazed window to front and door to side, range of fully fitted wall and base units, drawers under rolled edge worktop surface over, stainless steel sink unit and mixer tap. Space for cooker with matching extractor hood, plumbing and space for dishwasher and washing machine, space for fridge. Double built-in pantry, double radiator.

'L' SHAPED LOUNGE/DINER 25' 8" x 18' 0" narrowing to 10' 10" (7.82m x 5.49m) Three double glazed windows to rear, built-in storage cupboard, two double radiators.

FIRST FLOOR LANDING Doors off, loft access, airing cupboard, built-in cupboard with shelving.

BEDROOM ONE 18' 0" x 9' 9" (5.49m x 2.97m) Two double glazed windows to rear, double built-in wardrobe with shelving and hanging.

BEDROOM TWO 13' 6" x 11' 3" (4.11m x 3.43m) Double glazed window to rear, double built-in wardrobe with shelving and hanging, double radiator.

BEDROOM THREE 10' 3" x 9' 3" (3.12m x 2.82m) Double glazed window to front, double built-in wardrobe with shelving and hanging, radiator.

FAMILY BATHROOM Two obscured double glazed windows to front, WC, hand basin, walk in tiled shower cubicle with chrome fitting, fully tiled walls, extractor fan, inset spotlights to ceiling, heated towel rail, tiled floor.

PARKING AND GARDENS To the front of the property is a large expanse of lawn with hedging to the boundary. A block paved driveway provides off road parking for numerous vehicles and leads to a single brick built garage with up and over door, power and light connected and overhead storage.

Personal door to garden.

Rear garden is mainly laid to lawn enclosed by fencing



with various flowers and shrubs set to borders and beds and paved patio area, 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.

AGENTS NOTE The property is subject to an annual management fee of approximately £331 for 2021/22.



Ground Floor



First Floor



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4 Rampton Drift, Longstanton, Cambridge,
CB24 3EH

£350,000 Freehold

A chain free, popular ex MOD property situated on the perimeter of this sought after development, a short walk to the centre of the village and its wide range of amenities. The property sits within a generous plot and offers plenty of potential for further development, subject to the necessary consent. Comprising a spacious entrance hall with ground floor w.c, kitchen and living/dining room. There are three double bedrooms and modern shower room on the first floor. The extensive front garden includes a generous driveway and a garage sits along the property, with a gated access leading to the mature and private rear garden.



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