

ENTRANCE HALLWAY Stairs to first floor, radiator, tiled floor.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to front, w.c, hand basin with tiled splash back, radiator, tiled floor.

LIVING ROOM 14' 9" x 11' 10" (4.5m x 3.61m) Double glazed window to front, radiator, door to kitchen/diner.

KITCHEN/DINER 15' 1" x 9' 6" (4.6m x 2.9m) Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel one and a half bowl sink unit with mixer tap, built in oven, hob and extractor hood over. Space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, under stairs storage cupboard, radiator, sliding patio doors to conservatory.

CONSERVATORY 11' 11" x 9' 1" (3.63m x 2.77m) Double glazed and brick built, double glazed French doors to garden.

FIRST FLOOR LANDING Loft access, airing cupboard housing hot water cylinder, doors off to bedrooms and bathroom.

BEDROOM ONE 11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to front, radiator.

EN-SUITE Obscured double glazed window to front, w.c, hand basin, tiled shower cubicle with chrome fitting, half tiled walls, extractor fan, radiator, inset spot lights to ceiling, tiled floor.

BEDROOM TWO 8' 6" x 8' 5" (2.59m x 2.57m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 6" x 6' 3" (2.9m x 1.91m) Double glazed window to rear, radiator.

BATHROOM Obscured double glazed window to side, w.c, hand basin, bath with tiled splash back and chrome shower fitting over, extractor fan, radiator, inset spot lights to ceiling, tiled floor.



GARDENS AND PARKING To the front of the property there is a lawned garden with hedging to the boundary. The rear garden is laid mainly to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, decked patio area and gated side access. To the rear there is a single brick built garage en bloc with up and over door and parking to the front.

LOCATION Longstanton is a popular village approximately 6 miles (9.66 kilometres) north-west of Cambridge.

VILLAGE INFORMATION For most of its history the village was split into two parishes: Long Stanton All Saints and Long Stanton St. Michael and was not officially amalgamated into one village until 1953.

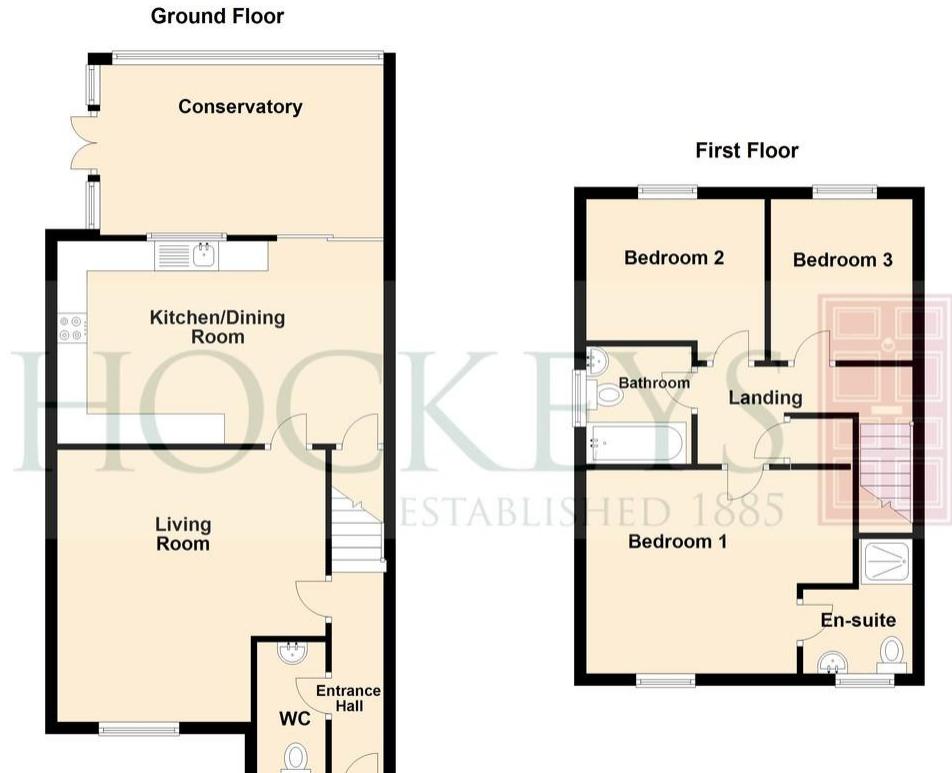
The village has recently seen a big influx of all styles of new build homes from major developers such as George Wimpey, Kier, Charles Church and Persimmon which has resulted in huge growth for the village.

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 (4.02 kilometres) from the A14 and 5 miles (8.05 kilometres) 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 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.





27 Collingwood Dv

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27 Collingwood Drive, Longstanton,
Cambridge, CB24 3GW

£300,000 Freehold

An very well presented, three bedroom semi detached home in the popular village of Longstanton benefiting from a downstairs cloakroom, conservatory, an en-suite master bedroom and a single garage. The property sits within a private plot and enjoys views over a small green central to this sought after development.

