

ENTRANCE HALL Stairs to first floor, double radiator, under stairs storage cupboard and tiled flooring

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, low level wc, basin with tiled splashback, built in cupboard, radiator and tiled flooring

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m) Double glazed windows to side and rear, double glazed door leading to rear garden. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, sink unit with mixer tap, built in oven, hob with extractor hood over, plumbing and space for dishwasher and washing machine, space for fridge freezer.

LOUNGE/DINER 22' 5" x 11' 8" (6.83m x 3.56m) Double glazed window to front, French doors to garden, and two radiators

HALF LANDING Double glazed window to side

FIRST FLOOR LANDING Doors off, loft access to boarded loft

BEDROOM ONE 12' 9" x 11' 2" (3.89m x 3.4m) Double glazed window to rear, radiator

BEDROOM TWO 9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to rear and radiator

BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.9m) Double glazed window to front and radiator

FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin inset vanity unit, bath, walk in quadrant tiled shower cubicle with chrome shower fitting and inset spotlights, extractor fan, chrome heated towel rail, built in cupboard and tiled flooring.

GARDENS AND PARKING Driveway to the side providing off road parking, gated access leads to further storage, and the rear garden. The rear garden is enclosed by fencing and partially wall, main laid to artificial lawn, paved patio area and access to converted garage.

CONVERTED GARAGE Utility Room 8.4 x 5.4 (2.54 x 1.63m). Obscured double glazed window to front, vent for



tumble dryer and space for fridge freezer.

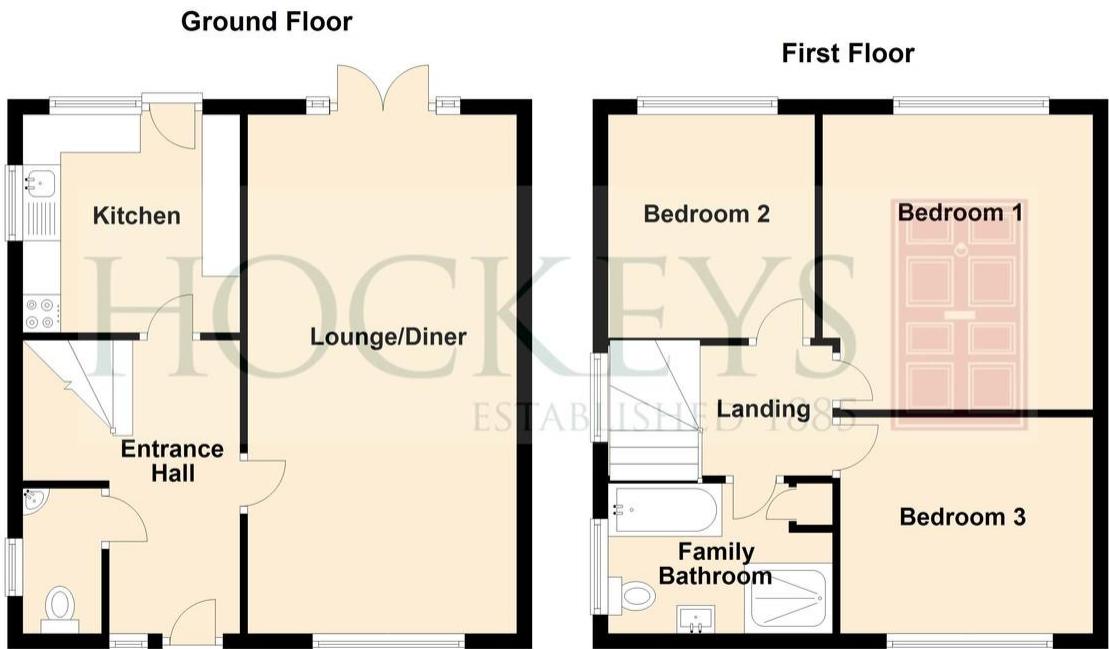
Home Office 11.5 x 8.7 (3.48 x 2.62m, french doors.

LOCATION Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

VILLAGE INFORMATION The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street.

There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School





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.

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885



32 Long Lane, Willingham, Cambridge,
CB24 5LB

£350,000 Freehold

A beautifully renovated and spacious, three bedroom detached house which is situated within none estate position, central to the to village and its wide range of amenities. The property has been completely modernised and improved to create a better use of space, more storage and now with the conversion of the garage, a very useful home office/studio/gym over looking the low maintenance garden. The attractive modern kitchen is accessed via the large entrance hall, there is also a ground floor cloakroom and generous living/dining room with French doors which lead to the south facing garden. On the first floor are three double bedroom bedrooms and an impressive four piece family bathroom.

