

**LIVING ROOM** 19' 2" x 12' 2" (5.86m x 3.73m) Double glazed external door, double glazed window to front aspect, two radiators, opening to inner hallway.



**INNER HALLWAY** Built in cupboard, stairs to first floor, radiator.

**KITCHEN** 15' 9" x 9' 0" (4.81m x 2.76m) Double glazed window to rear aspect, double glazed French doors to rear garden, range of wall and base units, worksurfaces over, built in electric cooker with four ring gas hob and Neff extractor hood over. Stainless steel sink and drainer unit, space and plumbing for washing machine.



**DOWNSTAIRS CLOAKROOM** Obscured double glazed window to rear aspect, low level w.c, pedestal wash hand basin, radiator.

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom, access into boarded loft space, radiator.

**BEDROOM ONE** 11' 2" x 9' 1" (3.42m x 2.77m) Double glazed window to rear overlooking the garden, radiator.

**EN-SUITE** Low level w.c, pedestal wash hand basin, tiled shower cubicle, extractor fan, radiator.

**BATHROOM** Obscured double glazed window to rear, pedestal wash hand basin, low level w.c, panel enclosed bath, radiator, extractor fan.



**BEDROOM THREE** 10' 2" x 7' 5" (3.12m x 2.28m) Double glazed window to front aspect, radiator.

**BEDROOM TWO** 13' 1" x 8' 0" (4.00m x 2.45m) Double glazed window to front aspect, radiator.

**OUTSIDE** To the side of the property there are two allocated parking spaces. The rear garden is laid to lawn with decked area, patio area and gated rear access.



**LOCATION** Waterbeach is a large, well-served village, located approximately 6 miles (9.66 kilometres) north of Cambridge and 11 miles (17.7 kilometres) south-west of Ely.

**VILLAGE INFORMATION** Waterbeach is a fantastic village for commuters as it has a railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access onto the A10 and A14.

Waterbeach has been around since the 12th century and has still kept much of its heritage including Denny Abbey, a former Benedictine monastery which is now used as a farmland museum

To the east of the village runs the river Cam which is used by the Cambridge Motor Boat Club and the Cam Sailing Club. The recreation ground is well-equipped with two football pitches, a cricket pitch, tennis court and is used by the Waterbeach Colts FC, a charter standard youth club.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village.

**FACILITIES** Local facilities include a social club, a library, fish & chip shop, Chinese takeaway, café, pharmacy, three newsagents, bakers, hairdressers, opticians, playgroup and a church.

There are three pubs in the village, The White Horse – a family run pub and restaurant specialising in authentic Italian food with freshly made pasta. The Sun Inn with a small pub garden at the front that overlooks the village green and has a small lounge with an impressive fireplace and a function room upstairs for live music. The Brewery Tap is situated opposite the former Waterbeach barracks and its military link is reflected by framed posters of regimental colours, badges and medals.



Ground Floor



First Floor



4 Levit Lane, Waterbeach

**IMPORTANT:** Hockeys (Cambridge) 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 .

10 Mill Road CB1 2AD  
Telephone: 01223 356054  
Email: [cambridge@hockeys.co.uk](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885





4 Levitt Lane, Waterbeach, Cambridge,  
CB25 9AZ

£325,000 Freehold

A well-loved three bedroom mid terrace home, that offers open plan living throughout the ground floor with it's own enclosed garden and parking spaces. If you are looking for your first home on an established estate, in a quiet village location, then this really could be perfect.



**HOCKEYS**  
ESTABLISHED 1885

