

ENTRANCE HALL Stairs to first floor, stairs off, radiator.

GROUND FLOOR CLOAKROOM WC, hand basin with tiled splash back, extractor fan, glass shelf, radiator.

KITCHEN 11' 11" x 6' 4" (3.63m x 1.93m) Double glazed window to front, range of fully fitted wall and base units with drawers under, rolled edge work top surface over, returned splash back, one and a half stainless steel sink unit with mixer tap, integrated dishwasher, space and plumbing for washing machine, integrated stainless steel Zanussi oven with four ring gas hob, matching splash back and extractor hood over, space for fridge/freezer, tiled floor.

OPEN PLAN LOUNGE/DINER 15' 2" x 13' 1" (4.62m x 3.99m) With French doors to garden, two radiators, under stair storage cupboard with shelving.

FIRST FLOOR LANDING Radiator, doors to bedrooms two, three and study/fourth bedroom. Airing cupboard with Megaflow hot water system and shelving, radiator, stairs to second floor.

BEDROOM TWO 11' 1" x 10' 2" (3.38m x 3.1m) Double glazed window to rear, radiator, range of built in wardrobes with shelving and hanging.

BEDROOM THREE 9' 4" x 6' 4" (2.84m x 1.93m) Double glazed window to front, radiator.

STUDY/BEDROOM FOUR 6' 4" x 5' 11" (1.93m x 1.8m) Double glazed window to front, radiator.

BATHROOM WC, hand basin, bath with chrome shower fitting over, tiled splash back, extractor fan, heated towel rail.

SECOND FLOOR MASTER BEDROOM 12' 2" x 9' 6" (3.71m x 2.9m) Double glazed window to front, double radiator.

DRESSING ROOM 4' 9" x 4' 9" (1.45m x 1.45m) With shelving and hanging.

ENSUITE SHOWER ROOM Double glazed Velux window to rear, WC, hand basin, tiled shower cubicle with chrome fitting, heated towel rail, extractor fan, shaver point.



PARKING AND GARDENS To the front of the property is a cottage style well tended garden, access to the side of the property leads to the rear garden which is partially decked providing perfect seating area for outdoor dining, an expanse of lawn and well stocked perennial borders enclosed by fencing with timber shed, outdoor tap and double power socket. To the rear of the property are two allocated parking spaces.

LOCATION The village of Longstanton offers easy access to Cambridge via the guided bus way, a range of shops including Co op, doctors surgery, sports ground with tennis court and pavilion. There is a well regarded Primary School and Pre School. Neighbouring the new town of Northstowe, Longstanton falls within catchment of the newly built Secondary School and Swavesey Village College.

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

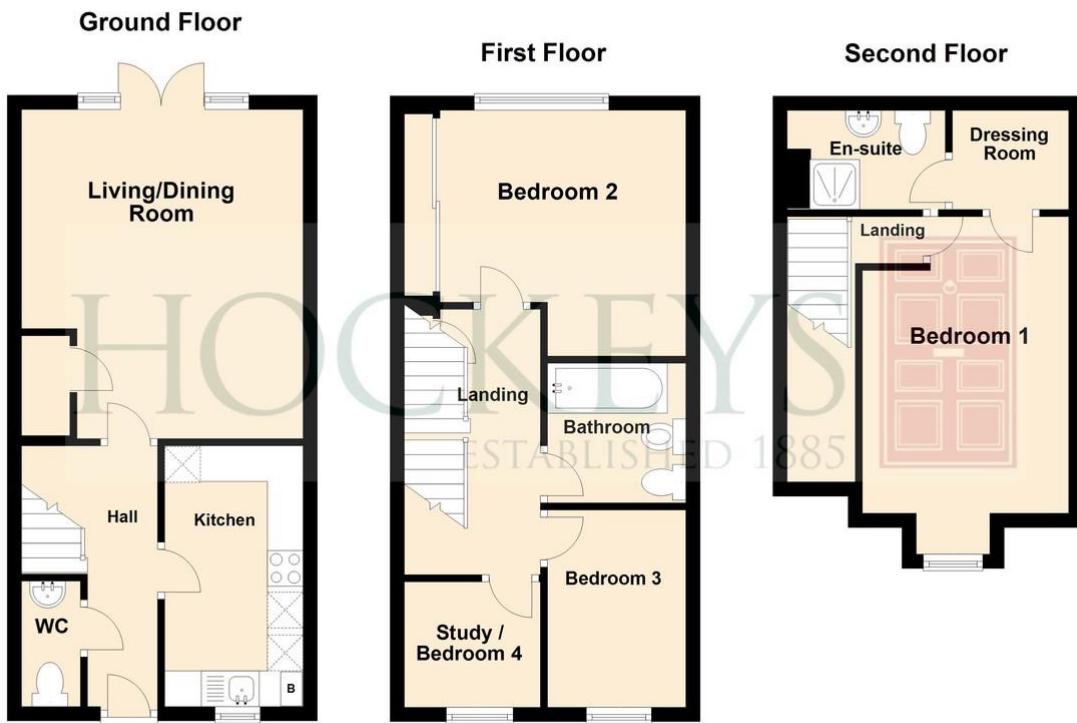
VILLAGE INFORMATION For most of its history the village was split into two parishes: Long Stanton All Saints and Long Stanton St. Michael and was not officially amalgamated into one village until 1953.

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.





88 Mitchcroft Road, Longstanton

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HOCKEYS
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88 Mitchcroft Road, Longstanton,
Cambridge, CB24 3BF

£315,000 Freehold

A particularly well presented, three bedroom town house situated a short walk to the centre of this popular village. The property itself offers versatile accommodation arranged over three floors, providing optimum accommodation. With a modern and recently redecorated interior, providing a light and comfortable space, fitted with Google Nest heating/hot water system. The modern kitchen, bathroom and en suite are all in excellent condition and the garden is a well stocked and south/east facing aspect. With two allocated parking spaces.

