

**ENTRANCE HALL** Stairs to first floor, radiator, laminate flooring.

**DOWNSTAIRS WC/UTILITY** Obscured double glazed window to front, vanity unit with inset sink and tiled splash back, low level WC, heated towel rail, wall mounted cupboards and space and plumbing for washing machine.

**LOUNGE** 17' 7" x 10' 8" (5.36m x 3.25m) Double glazed windows to front and rear, radiator, feature gas fireplace, under stairs storage cupboard, laminate flooring.

**KITCHEN** 15' 6" x 7' 1" (4.72m x 2.16m) Double glazed window to rear, double glazed door leading to rear garden, radiator, a range of fully fitted wall and base units with worktop surface, breakfast bar area, sink with drainer and mixer tap. Gas hob with extractor hood over, integral electric oven, space for fridge freezer, integral dishwasher.

**LANDING** Double glazed window to rear, storage cupboards housing hot water tank and gas boiler.

**BEDROOM ONE** 17' 11" x 10' 9" (5.46m x 3.28m) Double glazed windows to front and rear, radiator, built in wardrobes.

**BEDROOM TWO** 12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to front, radiator, built in wardrobes.

**FAMILY BATHROOM** Obscured double glazed window to rear, panelled bath with electric shower over, basin inset to vanity unit, low level wc, heated towel rail, extractor fan.

**PARKING AND GARDENS** The garden is enclosed by fencing, laid to lawn with patio area, bordered with shrubs, with a timber shed, and gated rear access. There are two allocated parking spaces to the front of the property.



**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 and 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.

**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.

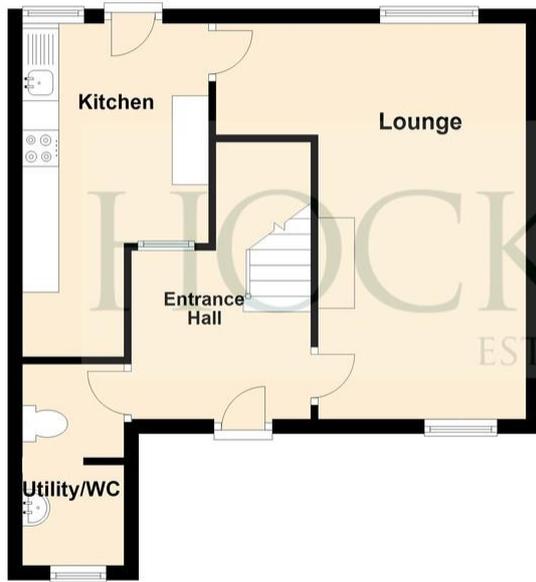
Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles (4.02 kilometres) from the A14 and 5 miles (8.05 kilometres) 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.



Ground Floor



First Floor



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76 Magdalene Close, Longstanton,  
Cambridge, CB24 3EQ

Freehold

This two bedroom property offers spacious bedrooms with a modern kitchen and a lounge/diner. With a generous garden and located in the village of Longstanton, popular for its wide range of amenities and the guided bus for transport into Cambridge.



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