

ENTRANCE HALL 7' 0" x 50' 2" (2.13m x 15.29m) Part glazed front door, airing cupboard and second cupboard housing a gas boiler, loft access.

LOUNGE/DINER 15' 3" x 17' 6" (4.65m x 5.33m) 'L' shaped with windows to the front, side and rear, French doors to the side leading to the garden. Two radiators.

KITCHEN 9' 11" x 10' 2" (3.02m x 3.1m) Window to the rear and part glazed door to the side. Good range of high and low level cupboard units, sink with mixer tap, built in double oven, induction hob with extractor hood above. Inset spotlights, tiled flooring.

BEDROOM 1 10' 5" x 13' 10" (3.18m x 4.22m) Windows to the front and side, built in wardrobe, radiator, inset spotlights, ensuite with shower cubicle, low level WC, vanity wash hand basin with mixer tap, extractor fan.

BEDROOM 2 10' 2" x 7' 11" (3.1m x 2.41m) Window to rear and side and built in wardrobe.

BEDROOM 3 8' 2" x 8' 5" (2.49m x 2.57m) Window to side, radiator.

FAMILY BATHROOM Window to side, panelled bath, low level WC with concealed cistern, pedestal wash hand basin with mixer tap, heated towel rail, inset spotlights, extractor fan, shaving point, tiled flooring.

GARDENS AND PARKING To the front there is a gravelled driveway providing off road parking for two cars. Garden mainly laid to lawn with shrubs at the borders, patio area and gate to the side.

There is also a second courtyard garden to the rear of the property.

Double garage with light and power, section door to the garage, personnel door to the rear.

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 cycle 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 AND FACILITIES 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.



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9 Rampton Road, Willingham, Cambridge,
CB24 5JG

£350,000 Freehold

A three bedroom detached bungalow in a central village position overlooking a pond to the front. The accommodation has been updated throughout, benefitting from a lounge/diner with French doors to the garden, a modern kitchen, bathroom and ensuite. Outside there is a secluded rear garden, further courtyard to the side and double garage and driveway.



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