

ENTRANCE PORCH 5' 4" x 4' 11" (1.63m x 1.5m) Part glazed entrance door, radiator, stairs to first floor, hard wood flooring.

CLOAKROOM 4' 11" x 4' 0" (1.5m x 1.22m) Obscured double glazed window to front, low level wc, heated towel rail, pedestal hand basin with mixer tap, hard wood flooring.

KITCHEN 17' 7" x 8' 1" (5.36m x 2.46m) Double glazed window to rear, part glazed door to garden, with a range of fully fitted wall and base units, plumbing and space for washing machine, space for fridge freezer, one and a half sink unit with mixer tap, tiled splashback, hard wood flooring.

LIVING ROOM 17' 8" x 13' 7" (5.38m x 4.14m) Double glazed windows to front and rear, radiator.

FIRST FLOOR LANDING Loft access, storage cupboard, doors off.

BEDROOM ONE 12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window to front, radiator, built in double wardrobe with sliding doors.

BEDROOM TWO 11' 11" x 8' 3" (3.63m x 2.51m) Double glazed window to front, radiator, built in double wardrobe with sliding doors.

BEDROOM THREE 10' 8" x 6' 11" (3.25m x 2.11m) Double glazed window to rear, radiator, built in wardrobe.

BATHROOM Three obscured double glazed windows to the rear, P shaped bath with shower attachment and rainfall shower head over, low level wc, vanity hand basin with mixer tap, heated towel rail, inset spotlights to ceiling.

PARKING AND GARDENS The rear garden is laid to lawn with shingle borders, a rear brick paved seating area, a timber garden shed and a separate timber bike store. There are two allocated parking spaces located directly to the side and additional free parking 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.

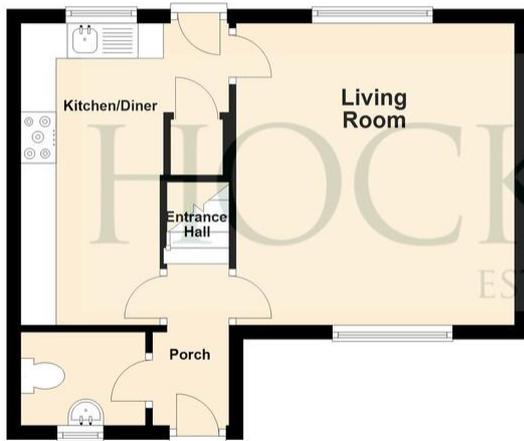


Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles (4.02 kilometres) from the A14 and 5 miles (8.05 kilometres) from the M11.

FACILITIES Facilities in Longstanton include 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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48 Magdalene Close, Longstanton,
Cambridge, CB24 3EG

£295,000 Freehold

An immaculately presented and three bedroom semi detached house with front extension. The accommodation benefits from a stylish kitchen/diner, large living room, three bedrooms - all with built in wardrobes, a contemporary bathroom, and the addition of a front porch and cloakroom. There are two allocated parking spaces to the side and a rear garden with shed and bike store.



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