

ENTRANCE HALL Stairs to first floor, radiator, alarm system.

CLOAKROOM WC, pedestal wash hand basin, extractor fan, radiator, tiled floor.

KITCHEN/DINER 33' 3" x 13' 9" (10.16m x 4.2m) Single window to front, three windows to side, French doors to rear, range of white gloss high and low level cupboard units, marble worktop, inset sink with mixer tap, five ring gas hob with extractor fan over, integrated oven, integrated NEFF dishwasher, integrated fridge and wine cooler, island, storage cupboard under the stairs, tiled floor.



UTILITY ROOM Door to rear garden, high and low level white gloss cupboard units, marble worktop, stainless steel sink with mixer tap, plumbing for washing machine, tiled floor.

LOUNGE 21' 9" x 11' 3" (6.65m x 3.45m) Window to front, bi-folding doors across the full width at the back leading to the garden.



FIRST FLOOR LANDING Window, radiator, airing cupboard housing hot water cylinder.

MASTER BEDROOM 13' 6" x 10' 11" (4.12m x 3.34m) Windows to front and side, dressing area with built in wardrobe with sliding mirrored doors, ensuite.

ENSUITE 10' 6" x 4' 6" (3.21m x 1.38m) Window to side, WC with concealed cistern, pedestal wash hand basin with mixer tap, large shower cubicle, heated towel rail, tiled floor.

BEDROOM TWO 13' 5" x 10' 9" (4.11m x 3.3m) Window to front, ensuite, radiator.

ENSUITE 7' 4" x 5' 1" (2.25m x 1.57m) Window to side, WC with concealed cistern, wash hand basin with mixer tap, shower cubicle, mirrored wall cabinet, extractor fan, heated towel rail, tiled floor.

BEDROOM THREE 13' 9" x 11' 3" (4.20m x 3.43m) Windows to both sides, built in wardrobe, radiator.

BATHROOM 8' 0" x 5' 6" (2.46m x 1.7m) Window to rear,



WC with concealed cistern and dual flush, wash hand basin with mixer tap, panelled bath with shower attachment.

SECOND FLOOR LANDING Loft access, radiator.

BEDROOM FOUR 13' 6" x 12' 9" (4.12m x 3.9m) Window to front, radiator.

BEDROOM FIVE 12' 9" x 8' 8" (3.91m x 2.66m) Windows to front and rear, radiator.

BATHROOM 6' 3" x 5' 7" (1.93m x 1.72m) WC, pedestal wash hand basin, shower cubicle, towel rail, extractor fan, tiled floor.

PARKING AND GARDENS The side garden is lawned, with a picket fence to front and pathway and bushes to the side. The rear garden faces south and is lawned with a patio accessed from the kitchen or lounge, and with decked seating area in the corner. Double garage with two up and over doors, light and power connected, electric car charging point. Brick paved driveway providing parking for 4 vehicles.

LOCATION AND FACILITIES 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 the A14 and 5 miles 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 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.





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53 Mitchcroft Road, Longstanton,
Cambridge, CB24 3ER

£600,000 Freehold

A beautifully presented detached family home with south facing rear garden, double garage, plus a further separate garden to the side. The accommodation measures a total of 2140 sq ft, arranged over three floors, and includes a 33 ft long kitchen/dining/family room with a high quality kitchen including an island. There is a lounge with French doors to garden, utility room, cloakroom, five double bedrooms - two with ensembles, and two bathrooms. To the front of the garage is a large driveway providing parking for four vehicles.



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