

ENTRANCE HALL Stairs to first floor, doors off, under stair storage area, radiator.

FAMILY ROOM 17' 10" x 16' 1" (5.44m x 4.9m) Double glazed window to front, double radiator, gas fire, open plan to office.

OFFICE 13' 0" x 8' 7" (3.96m x 2.62m) Double glazed window to front, radiator.

KITCHEN 18' 3" x 10' 8" (5.56m x 3.25m) Double glazed window to side, stable door to side. Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, tiled splash back, integrated dishwasher, integrated fridge and freezer, space for additional freezer, space for wine fridge, space for cooker, cupboard housing wall mounted boiler, plumbing and space for washing machine, glazed double doors leading to dining room.

DINING ROOM 11' 9" x 7' 11" (3.58m x 2.41m) Double glazed window to side and French doors to garden, radiator.

SITTING ROOM 17' 6" x 12' 4" (5.33m x 3.76m) Double glazed French doors to garden, double radiator, gas fire.

GROUND FLOOR SHOWER ROOM WC, hand basin, tiled shower cubicle with chrome fitting, extractor fan, chrome heated towel rail, tiled floor.

FIRST FLOOR LANDING Triple glazed Velux window to side, radiator, built in cupboard with shelving, loft access.

BEDROOM ONE 17' 4" x 7' 11" (5.28m x 2.41m) Double glazed window to rear, two loft access hatches to eaves storage.

BEDROOM TWO 14' 1" x 8' 5" (4.29m x 2.57m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging, built in airing cupboard housing hot water cylinder, two loft access hatches to eaves storage.

BEDROOM THREE 10' 11" x 8' 5" (3.33m x 2.57m) Double glazed window to front, radiator, loft access hatch to eaves storage.

BEDROOM FOUR 12' 8" x 7' 9" (3.86m x 2.36m) Triple



glazed Velux window to side, radiator, loft access hatch to eaves storage.

FAMILY BATHROOM WC, hand basin inset to vanity unit, bath, triple glazed Velux window to side, heated towel rail.

GARDENS AND PARKING To the front of the property is a lawned garden and wall to the boundary with mature hedges, a driveway to the front and side of the property provides off road parking for numerous vehicles, leading to a brick garage with electric up and over door, power and light connected, personal door to garden. The garden is mainly laid to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, outside tap, paved patio area, and various fruit trees.

LOCATION Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 completed in the summer of 2020, the expectation is that residents will see better flowing traffic to the city and also benefit from the use of the additional local byroads. A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river. Having the benefit of a local pub and hairdressers.

VILLAGE INFORMATION Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The village appeals for many reasons such as its community spirit. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events.

Farmers markets are held on the village green and is the perfect place to watch a cricket match, walk the dog or play football.

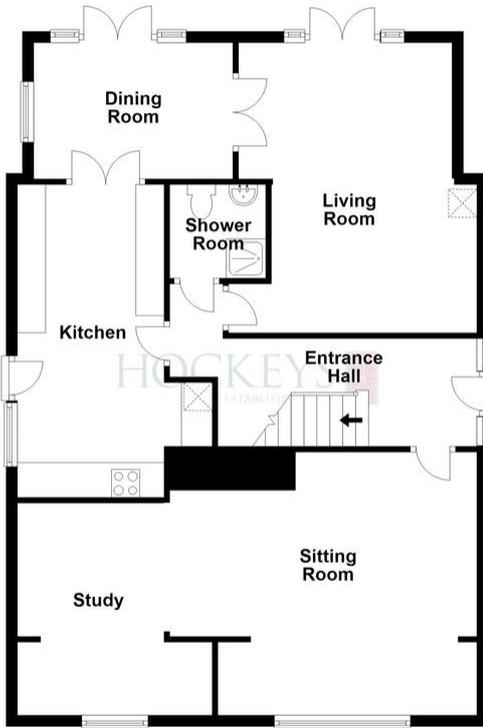
FACILITIES There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and village garage, with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.

Wonderful walks can be enjoyed in the outlying



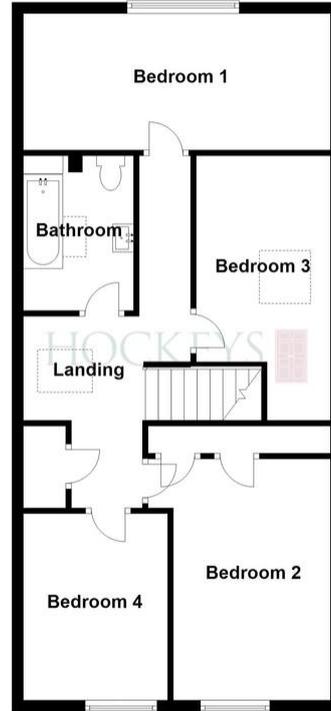
Ground Floor

Approx. 95.9 sq. metres (1032.6 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



Total area: approx. 161.8 sq. metres (1741.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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42 Long Furlong, Over, Cambridge, CB24
5PG

£450,000 Freehold

With access into Cambridge via the guided busway, this substantial family home is situated with a short walk to the village green, successful school and wonderful walks along the river. With versatile and spacious accommodation arranged over two floors, providing the perfect space for a family. The property also benefits from having a good size, south/west facing garden and garage along side.



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