

ENTRANCE HALL Stairs to first floor, doors off to kitchen, lounge and wc, engineered wood flooring.

WC/UTILITY Obscured double glazed window to side, low level wc, basin with mixer tap and tiled splash back, heated towel rail, plumbing and space for washing machine, built in shelving.

KITCHEN 9' 7" x 9' 6" (2.92m x 2.9m) Double glazed window to front, a range of fully fitted wall and base units with solid wood worktop surface over, stainless steel sink and drainer with mixer tap. Integral electric hob, oven and multi purpose oven/microwave, space and plumbing for dishwasher, space for fridge freezer, wall mounted gas boiler, door to hallway and open plan to lounge/diner.

LOUNGE/DINER 21' 11" x 10' 5" (6.68m x 3.18m) Double glazed window to front, double glazed French doors opening to rear garden, double radiator, engineered wood flooring, open plan to kitchen.

FIRST FLOOR LANDING Double glazed window to side, airing cupboard housing hot water tank, loft access, doors off to bedrooms and family bathroom.

BEDROOM ONE 12' 6" x 10' 6" (3.81m x 3.2m) Double glazed window to front, radiator.

BEDROOM TWO 10' 6" x 8' 11" (3.2m x 2.72m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 8" x 6' 10" (2.95m x 2.08m) Double glazed window to front, radiator.

FAMILY BATHROOM Obscured double glazed window to front, low level wc, bath with shower attachment, basin with mixer tap, half tiled walls, heated towel rail.

GARDENS AND PARKING The front of the property is enclosed by hedging and fencing, with a paved driveway leading to a garage with up and over door. The rear garden is enclosed by fencing, mainly laid to lawn and bordered with mature trees and shrubs, with a decked area, two side gates and side garden laid to artificial lawn.



LOCATION Oakington is a small village positioned approximately 8 miles (12.87 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives and offers convenient access the nearby A14 and M11.

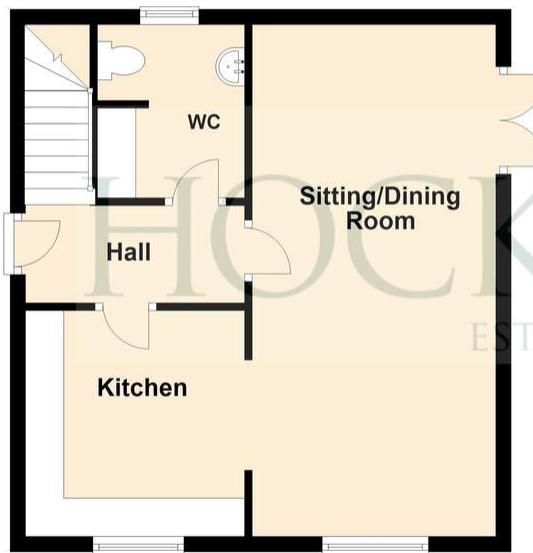
VILLAGE INFORMATION There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions as a village hall. There are further recreational green spaces on the east of the village, Mansell Wood and Centenary Wood. Local sports clubs include Oakington and Westwick bowls club, Oakington & Westwick tennis club and the football club the Oakington Vikings.

Schooling in the village ranges from a day nursery to a Church of England primary school located on Water Lane. The school catchment for Oakington is Impington Village College which receives positive inspection reports from OFSTED and also provides a 6th form for its pupils and sports centre.

FACILITIES The White Horse public house is a traditional English family pub with two bars and a pub garden, which hosts weekly poker night, pétanque, darts and a quiz Night. There is a large garden centre with café and a local convenience store with a post office. Oakington closely borders some larger villages including Cottenham and Histon, which also provides many additional facilities.



Ground Floor



First Floor



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£420,000 Freehold

This chain free detached home has been modernised throughout and features a newly installed kitchen, three bedrooms, a good size rear garden and a garage with an extra parking space. Located in the sought after village of Oakington close by to the guided busway.

