

ENTRANCE HALL Stairs to first floor, doors off, radiator, tiled floor.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin with tiled splashback, radiator, tiled floor.

LIVING ROOM 14' 9" x 11' 11" (4.5m x 3.63m) Double glazed window to front, door to kitchen/diner, radiator.

KITCHEN/DINER 15' 1" x 11' 11" (4.6m x 3.63m) Double glazed window to rear and patio doors to garden. Range of fully fitted wall and base units, drawers under, work surface over and tiled splashback. One and a half stainless steel sink unit and mixer tap, stainless steel oven, hob and extractor fan over. Plumbing for washing machine, space for fridge/freezer, integrated dishwasher, wall mounted gas boiler, radiator, understairs storage cupboard, tiled floor.

FIRST FLOOR LANDING Doors off, loft access, airing cupboard housing hot water tank.

BEDROOM 1 9' 10" x 9' 9" (3m x 2.97m) Double glazed window to front, double built in wardrobe with shelving and hanging.

ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, hand basin, tiled shower cubicle with chrome fittings, chrome heated towel rail, extractor fan, inset spotlights to ceiling and tiled floor.

BEDROOM 2 8' 6" x 8' 4" (2.59m x 2.54m) Double glazed window to rear, radiator.

BEDROOM 3 9' 6" x 6' 3" (2.9m x 1.91m) Double glazed window to rear, radiator.

FAMILY BATHROOM WC, hand basin, bath, tiled splashback, chrome shower fitting over, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.

GARDENS AND PARKING To the front of the property is a small low maintenance garden. The rear garden is mainly laid to lawn and enclosed by fencing with paved patio area, outside tap, gravel borders, mature shrubs and trees and a well stocked raised flowerbed. Gated rear access leads to a garage within a



coach house, with up and over door and one parking bay to the front.

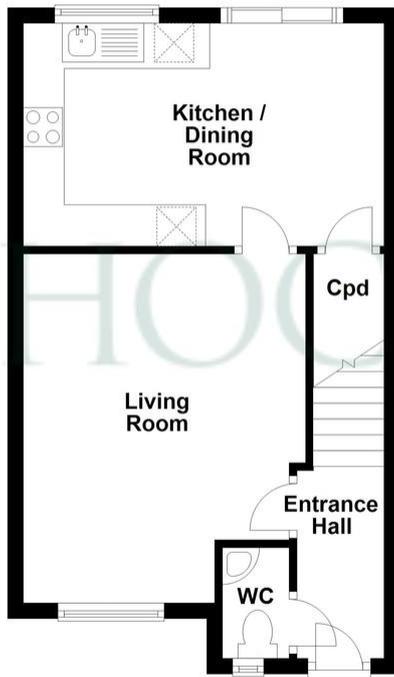
LOCATION Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles the A14 and 5 miles from the M11.

FACILITIES 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.



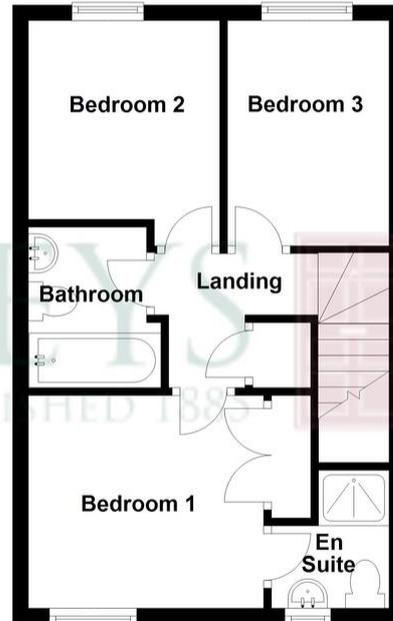
Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 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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17 Collingwood Drive, Longstanton,
Cambridge, CB24 3GW

£295,000 Freehold

Offered for sale with the advantage of no onward chain is this attractive, modern three bedroom semi detached home. The property is conveniently positioned, central to the village and its wide range of amenities. The ground floor accommodation comprises an entrance hall with ground floor w.c, a spacious living room and open plan kitchen dining room which overlooks the private and landscaped, south/west facing rear garden. There are three bedrooms with en suite to the master and a family bathroom on the first floor. The property also benefits from having a garage and parking to the rear.



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