

ENTRANCE HALL Double glazed window to side, double radiator, stairs to first floor and doors off.

GROUND FLOOR SHOWER ROOM Obscured double glazed window to front, WC, hand basin, walk in tiled shower cubicle with fully tiled walls, electric wall mounted shower, extractor fan, chrome heated towel rail, tiled floor.

SITTING ROOM 17' 8" x 13' 8" (5.38m x 4.17m) Double glazed windows to front and rear, double radiator, gas point. for fire, door to kitchen/dining room.

KITCHEN/DINING ROOM 11' 3" x 17' 7" (3.43m x 5.36m) Double glazed window to rear and door to garden, understairs storage cupboard. Range of fully fitted wall and base units in high gloss finish, with rolled edge worktop surface and return splashback. Built in microwave, fan and steam ovens and five ring gas hob with extractor hood over, space for fridge/freezer, plumbing and space for washing machine, integrated dishwasher, double radiator, tiled floor.

FIRST FLOOR LANDING Double glazed window to rear, built in airing cupboard housing gas fired combi boiler.

BEDROOM ONE 12' 7" x 10' 10" (3.84m x 3.3m) Double glazed window to front, radiator, double built in wardrobe with shelving and hanging.

BEDROOM TWO 12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to front, radiator, double built in wardrobe with shelving and hanging.

BEDROOM THREE 10' 8" x 6' 10" (3.25m x 2.08m) Double glazed window to rear, radiator, double wardrobe with shelving and hanging, loft access.

FIRST FLOOR BATHROOM Two obscured double glazed windows to rear, WC, hand basin and 'P' shaped bath with chrome shower fitting, tiled splashback, extractor fan and inset spotlights to ceiling.

GARDENS AND PARKING The front garden is mainly lawn with a bin store and driveway providing off road parking. The rear garden is laid to lawn enclosed by fencing with a timber decked area and outside tap. A gated rear access leads to single garage with up and over door and additional parking.



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.





51 Magdalene Close, Longstanton

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51 Magdalene Close, Longstanton,
Cambridge, CB24 3EQ

£280,000 Freehold

A particularly well presented, three bedroom ex MOD home overlooking fields to the front and situated within a much requested development. The property has been improved by the current vendors and includes an attractive modern kitchen with integrated appliances and equally impressive refitted ground floor shower room and modern decoration throughout. Known for their spacious rooms, this property is no exception with its three generous bedrooms and plenty of storage is provided throughout the ground and first floor. With a landscaped garden, parking to the front and a garage at the rear.



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