

ENTRANCE HALL Stairs to first floor, doors off, double built in cloaks cupboard with hanging and shelving, radiator, Karndean flooring.

KITCHEN/DINING ROOM 15' 7" x 10' 9" (4.75m x 3.28m) Double glazed window to rear and French doors to garden. Range of fully fitted wall and base units in high gloss finish with rolled edge worktop surface over and tiled splashback, one and half stainless sink unit and mixer tap, double oven, six ring gas hob with matching extractor fan and stainless steel splashback. Integrated dishwasher and fridge/freezer, radiator, cupboard housing wall mounted boiler, inset spotlights to ceiling, Karndean flooring. Door to utility room.

UTILITY ROOM 6' 5" x 6' 1" (1.96m x 1.85m) Double glazed door to garden. Range of fully fitted base units in high gloss finish with rolled edge worktop surface over and return splashback, stainless steel sink unit and mixer tap, plumbing and space for washing machine, extractor fan.

DINING ROOM 13' 5" x 10' 1" (4.09m x 3.07m) Double glazed bay window to front, radiator.

OFFICE 9' 2" x 9' 1" (2.79m x 2.77m) Double glazed window to front, radiator.

SITTING ROOM 16' 6" x 12' 4" (5.03m x 3.76m) Double glazed window to rear, bay window to side and French doors to garden, two radiators.

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

FIRST FLOOR LANDING Loft access, airing cupboard with hot water tank and shelving, radiator.

BEDROOM ONE 12' 3" x 14' 11" (3.73m x 4.55m) Dual aspect double glazed windows to front and side, range of built in wardrobes with shelving and hanging.

ENSUITE SHOWER ROOM Obscured double glazed window to rear, WC, hand basin, double tiled shower cubicle with chrome fitting, heated towel rail, extractor fan, inset spotlight to ceiling, tiled floor.



BEDROOM TWO 12' 9" x 9' 3" (3.89m x 2.82m) Dual aspect double glazed windows to front and side, range of built in wardrobes with shelving and hanging, radiator.

BEDROOM THREE 11' 6" x 10' 8" (3.51m x 3.25m) Double glazed window to front, radiator. (double wardrobe by separate negotiation)

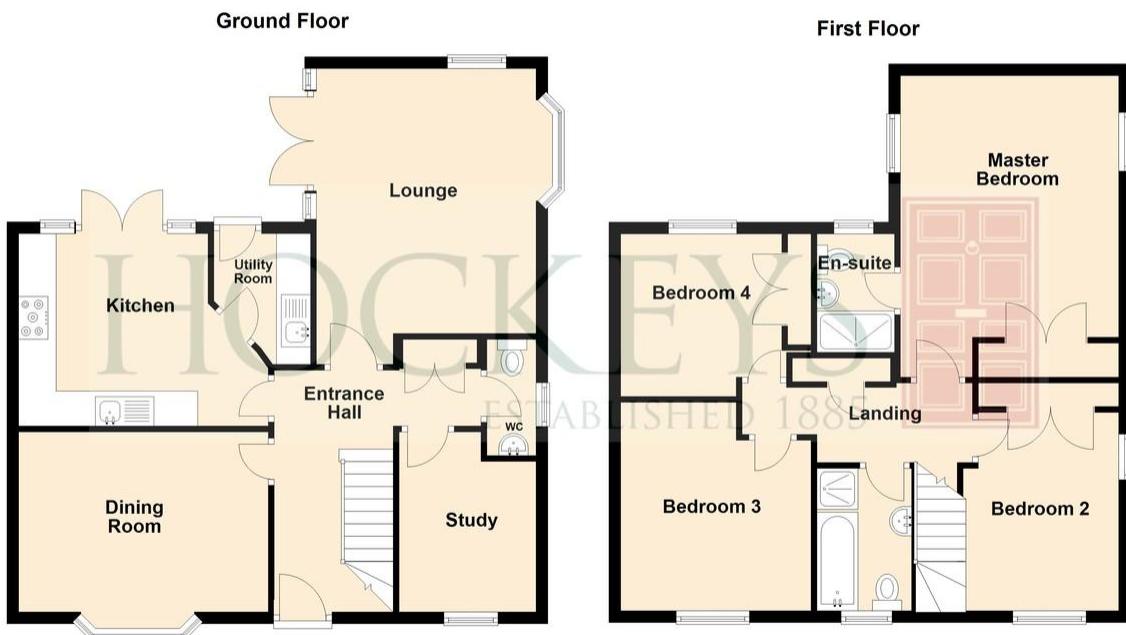
BEDROOM FOUR 11' 6" x 8' 11" (3.51m x 2.72m) Double glazed window to rear, double built in wardrobe with shelving and hanging, radiator.

FAMILY BATHROOM Obscured double glazed window to front, WC, hand basin, bath, tiled shower cubicle with chrome fitting, heated towel rail, inset spotlights to ceiling, tiled floor.

GARDENS AND PARKING Rear garden is landscaped with Indian sandstone paved patio, mainly laid to lawn with various flowers and shrubs with borders and beds, outside tap. Gated access leads to the rear, double width driveway leading to a double brick built garage with two up and over doors, power and light connected, overhead storage.

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.





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.

23 Church Street Willingham CB24 5HS
 Telephone: 01954 260940
 Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
 ESTABLISHED 1885



24 Lofthouse Way, Longstanton,
Cambridge, CB24 3FD

£500,000 Freehold

This attractive, double fronted family home was constructed by a well regarded national house building in 2013. The property is offered for sale in particularly good order and is pleasantly located at the end of a small cul de sac with views to the front over open space. The property is a popular design with accommodation including a spacious entrance hall, dining room with bay window, study and a comfortable sitting room with French doors which lead to the recently landscaped garden. The kitchen/dining room is fully equipped with integrated appliances and there is also a separate utility room. On the first floor, three of the four double bedrooms have fitted wardrobes, the master bedroom is en suite and there is a family bathroom with a four piece suite. The rear garden is south/east aspect and leads onto to a double width drive and double garage.

