

ENTRANCE HALL Stairs to first floor, radiator, tiled floor, Hive system.

KITCHEN/DINING ROOM 17' 4" x 12' 0" (5.28m x 3.66m) Double glazed window to the side. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, stainless steel sink unit and mixer tap, plumbing and space for dishwasher and cooker, under stairs cupboard housing boiler, inset spotlights to ceiling, tiled floor. Open plan to dining room and sitting room.



REAR LOBBY Built in cupboards, tiled floor and door to utility room,

UTILITY ROOM 6' 7" x 6' 3" (2.01m x 1.91m) Obscured double glazed window to side, vaulted ceiling with feature beam, WC, hand basin inset to vanity unit with tiled splashback, work surface with tiled splashback and plumbing and space for washing machine and tumble dryer, double radiator.



SITTING ROOM 10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to front, radiator.

DINING ROOM 10' 0" x 9' 6" (3.05m x 2.9m) Bi-folding doors to garden, vaulted ceiling with feature beam, radiator.



FIRST FLOOR LANDING Double glazed window to side, double radiator, loft access, doors off.

BEDROOM ONE 12' 0" x 10' 1" (3.66m x 3.07m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 0" x 6' 9" (3.35m x 2.06m) Double glazed window to front, radiator.

BEDROOM THREE 7' 7" x 7' 2" (2.31m x 2.18m) Double glazed window to front, built in wardrobe with shelving and hanging, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin inset to vanity unit with range of drawers, corner tiled shower cubicle with chrome fitting, inset bath, fully tiled walls, extractor fan.

PARKING AND GARDENS Front garden is laid to gravel,



enclosed by fencing. Planning permission is in place for the curb to be dropped in order to create a driveway.

Access to the side of the property leads to the rear garden which is mainly laid to lawn, enclosed by fencing with flowers and shrubs set to borders and beds, paved patio area with two power points and a tap, further gravelled patio area, vegetable growing plot, timber shed.

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



First Floor



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125 High Street, Longstanton, Cambridge,
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£350,000 Freehold

Central to the village and its wide range of amenities, this beautifully presented and extended, three bedroom semi detached house must be viewed to be appreciated in full. The open plan ground floor accommodation provides a light and modern layout, with options to work from home and entertain friends. The spacious dining room features vaulted ceiling and bi folding doors. There is also a wc and utility room, again with vaulted ceiling. On the first floor there are three bedrooms and a refitted four piece bathroom. The garden is a huge feature of this property, with a large expanse of lawn and various well stocked borders, two areas perfect for dining and entertaining, plus an area for growing vegetables. To the front of the property is a potential driveway, with planning permission granted to drop the curb.



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