

ENTRANCE HALL 12' 6" x 7' 6" (3.82m x 2.29m) Stairs to first floor, part glazed entrance door to living room, radiator, parquet flooring.

LIVING ROOM 16' 8" x 10' 10" (5.1m x 3.32m) Large window to front, gas fueled wood burner, parquet flooring. Opens on to the dining room.

FAMILY ROOM 10' 7" x 9' 4" (3.25m x 2.85m) Patio doors to the rear garden, radiator, parquet flooring.

KITCHEN 13' 7" x 9' 4" (4.15m x 2.86m) Window to rear garden, range of high and low level cupboard units, four ring gas hob with extractor hood over, built in double oven, sink with mixer tap, integrated dishwasher, tiled flooring.

UTILITY ROOM 14' 2" x 5' 8" (4.33m x 1.73m) Part glazed door and window to rear garden, wall mounted gas fired boiler, worktop with stainless steel sink unit, plumbing for washing machine, tiled flooring.

CLOAKROOM WC, wash hand basin, extractor fan, tiled flooring.

DINING ROOM 15' 7" x 9' 6" (4.77m x 2.92m) Window to front, radiator.

FIRST FLOOR LANDING Loft hatch, airing cupboard, housing hot water cylinder.

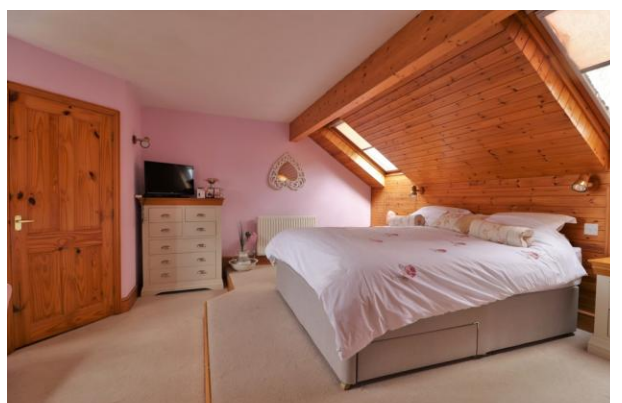
MASTER BEDROOM 16' 4" x 14' 7" (4.98m x 4.45m) Window to rear garden, two velux windows, walk in wardrobe, two radiators.

ENSUITE Window to rear, WC, wash hand basin, shower cubicle, heated towel rail, extractor fan.

BEDROOM TWO 11' 9" x 10' 11" (3.59m x 3.35m) Two windows to front, built in wardrobes along the width of the room, two radiators.

BEDROOM THREE 14' 6" x 9' 8" (4.42m x 2.97m) Windows to rear, two radiators.

BEDROOM FOUR 10' 11" x 9' 11" (3.33m x 3.03m) Window to front, radiator.



FAMILY BATHROOM 6' 7" x 6' 4" (2.01m x 1.94m)

Window to rear, WC, pedestal wash hand basin with mixer tap, shower cubicle, fully tiled walls, inset spotlights to ceiling, heated towel rail, extractor fan, two radiators.

PARKING AND GARDENS The rear garden is well stocked with shrubs and flowers at the borders, greenhouse, timber garden shed, patio, side access to the front.

The front driveway is brick paved and provides parking for two vehicles.

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 from 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.





Total area: approx. 154.4 sq. metres (1661.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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29 High Street, Longstanton,
Cambridge, CB24 3BP

Guide Price £525,000 Freehold

Substantial four bedroom detached house with beautiful mature garden, situated in the very centre of the village. The accommodation is light and spacious comprising of a living room with woodburner, two further reception rooms, a broad kitchen with separate utility, and and four good sized bedrooms - master with ensuite and walk in wardrobe. Outside there is a well stocked rear garden and a brick paved driveway providing parking for two cars.



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