

ENTRANCE HALL Double glazed window to front, stairs to first floor, radiator, under stairs storage cupboard, Karndean wood effect flooring.

STUDY 9' 9" x 9' 3" (2.97m x 2.82m) Double glazed window to front, Karndean wood effect flooring.

LIVING ROOM 16' 7" x 12' 5" (5.05m x 3.78m) Two double glazed windows to front, two radiators, electric fire with marble hearth and marble surround, door to family room.

GROUND FLOOR CLOAKROOM WC, hand basin, tiled splashback, extractor fan, radiator, Karndean wood effect flooring.

OPEN PLAN KITCHEN DINER 20' 1" x 13' 5" (6.12m x 4.09m) Double glazed window to rear and French doors to garden. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and return splashback. Inset one and a half stainless steel sink unit and mixer tap, stainless steel oven and grill, five ring gas hob with extractor hood over, integrated dishwasher, space and plumbing for American style fridge/freezer, inset spotlights to ceiling, door to utility room, tiled floor.

UTILITY ROOM 6' 0" x 5' 2" (1.83m x 1.57m) Door to side, range of wall and base units with drawers under, rolled edge worktop surface over and return splashback. Stainless steel sink unit with water softener, space for washing machine and additional fridge, cupboard housing wall mounted gas boiler, tiled floor.

FAMILY ROOM 10' 5" x 10' 3" (3.18m x 3.12m) Double glazed French doors to garden, radiator, inset spotlights to ceiling.

FIRST FLOOR LANDING Galleried with double glazed window to front, radiator, access to boarded loft with ladder, double airing cupboard housing hot water tank.

BEDROOM ONE 14' 0" x 13' 10" (4.27m x 4.22m) Two double glazed windows to rear, radiator, range of fully fitted wardrobes with shelves and hanging.



ENSUITE Obscured double glazed window to rear, four piece suite comprising WC, hand basin, bath, double tiled shower cubicle with chrome shower fittings, heated towel rail, tiled floor.

BEDROOM TWO 11' 4" x 10' 5" (3.45m x 3.18m) Double glazed window to front, radiator, range of fully fitted wardrobes with shelving and hanging.

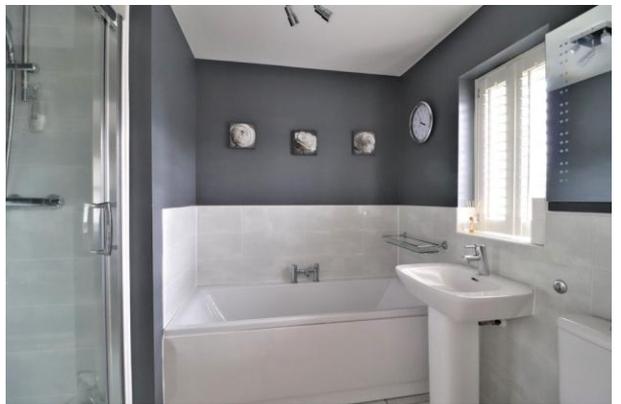
BEDROOM THREE 11' 7" x 9' 10" (3.53m x 3m) Two double glazed window to rear, radiator, range of fully fitted wardrobes with shelving and hanging.

BEDROOM FOUR 12' 4" x 8' 1" (3.76m x 2.46m) Two double glazed windows to front, radiator, range of fully fitted wardrobes with shelving and hanging.

FAMILY BATHROOM Obscured double glazed window to front, four piece suite comprising WC, hand basin, bath, double tiled shower cubicle with chrome shower fitting, extractor fan, tiled floor.

PARKING AND GARDENS To the front of the property is a lawned area with shrubbed borders, driveway provides off road parking to the side of the property and leads to a single brick built garage with up and over door, power and light connected, over head storage. Gated side access leads the rear garden which has been professionally landscaped with a large expanse of patio, lawn, hedging and fencing to the boundaries, outside tap, hard standing with shed at the rear of the garage.

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



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5 Lofthouse Way, Longstanton,
Cambridge, CB24 3FD

£500,000 Freehold

A particularly attractive modern property with a traditional double front design. Constructed in 2013, this wonderful family home includes an open plan kitchen/dining room with French doors leading to the recently landscaped garden. There is also a family room and much requested home office. With four double bedrooms, en suite and fully fitted wardrobes, this is going to prove undoubtedly very popular!



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