

ENTRANCE HALL 7' 3" x 7' 1" (2.21m x 2.16m)

Radiator, tiled flooring.

CLOAKROOM WC with dual flush, wash hand basin, extractor fan, radiator, tiled flooring.

LIVING ROOM 17' 4" x 10' 4" (5.28m x 3.15m) Windows to front, French doors opening to the rear patio, two radiators.

KITCHEN/DINER 21' 4" x 8' 4" (6.5m x 2.54m) Triple aspect - windows to front rear and side, range of high and low level cupboard units, built in oven and four ring gas hob, plumbing for dishwasher, stainless steel sink with mixer tap, tiled flooring.

UTILITY ROOM Worktop with plumbing for washing machine below, cupboard, wall mounted gas boiler.

FIRST FLOOR LANDING Window to rear, radiator, airing cupboard with Megaflow hot water cylinder, stairs to second floor.

MASTER BEDROOM 17' 3" x 8' 2" (5.26m x 2.49m) Windows to front and rear, built in wardrobe, radiator.

ENSUITE Window to front, WC with dual flush, pedestal wash hand basin, shower cubicle, heated towel rail, inset spotlights to ceiling, extractor fan, tiled floor.

FAMILY BATHROOM 6' 7" x 5' 11" (2.01m x 1.8m) Window to rear garden, WC with dual flush, pedestal wash hand basin, panelled bath with shower attachment over, extractor fan, inset spotlights to ceiling, tiled flooring.

BEDROOM TWO 10' 5" x 9' 2" (3.18m x 2.79m) Windows to front and side, radiator.

SECOND FLOOR LANDING

BEDROOM THREE 12' 9" x 10' 6" (3.89m x 3.2m) Windows to front and rear, loft access, radiator.

BEDROOM FOUR 12' 10" x 9' 2" (3.91m x 2.79m) Windows to front and rear, radiator.

WC Window to rear, low level WC, wash hand basin, inset spotlights to ceiling, radiator, tiled flooring.

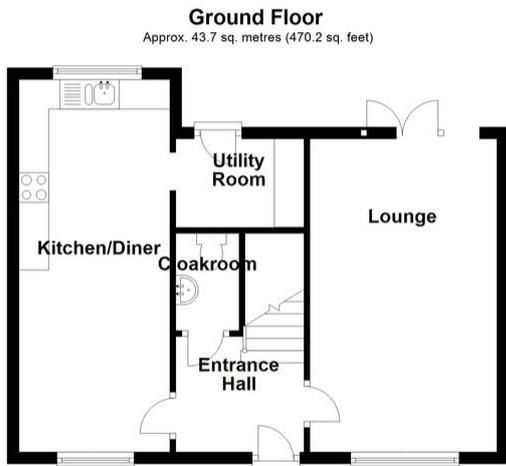


PARKING AND GARDENS To the front of the property there is a brick paved driveway providing parking.

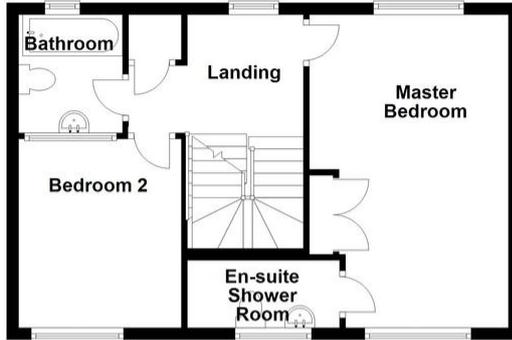
Rear garden is mainly laid to lawn with a flower bed at the back, patio area, wooden garden shed, side access to the front, gate leading to a parking area at the rear where there is a the single garage with light and power.

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.

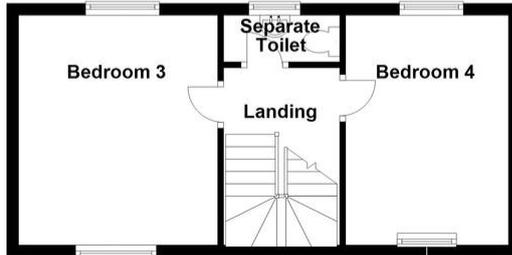




First Floor
Approx. 42.9 sq. metres (461.5 sq. feet)



Second Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

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





13 Mitchcroft Road, Longstanton,
Cambridge, CB24 3ER

£375,000 Freehold

A particularly well presented, four bedroom family home offering accommodation over three floors. There is a well equipped kitchen/diner with separate utility room, spacious Lounge with French doors to the garden, and cloakroom. The first floor has a master bedroom with built in wardrobes and ensuite, a second bedroom and a bathroom, with two further bedrooms and a WC located on the second floor. Outside there is a brick paved front driveway providing parking, a generous rear garden, and a garage with allocated parking space to the rear.



HOCKEYS
ESTABLISHED 1885 