

**ENTRANCE HALL** Stairs to first floor and doors leading to ground floor accommodation. Double built-in cloaks cupboard with shelving. Alarm pad, under stairs storage cupboard, radiator, Amtico wood effect flooring.

**LIVING ROOM** 18' 6" x 10' 3" (5.64m x 3.12m) Double glazed windows to front and side. Gas fire with marble hearth and timber surround, two radiators.

**KITCHEN/DINER** 18' 6" x 8' 11" (5.64m x 2.72m) Double glazed window to front and French doors to garden. Range of fully fitted wall and base units in high gloss finish with underlighting to wall units and drawers under, rolled edge worktop surface over and tiled splashback. Stainless steel inset sink with mixer tap, double oven with induction hob and extractor hood over, integrated dishwasher, washer/dryer and fridge/freezer, stainless steel microwave. Inset spotlights to ceiling, radiator, tiled floor.

**CLOAKROOM** WC and hand basin inset to vanity unit with half tiled walls, extractor fan, radiator.

**FIRST FLOOR LANDING** Doors off to all rooms, airing cupboard housing boiler with shelving. Access to partially boarded loft, radiator.

**BEDROOM ONE** 15' 10" narrowing to 11' 9" x 10' 7" (4.83m x 3.23m) Double glazed window to side, a double and a single built-in wardrobe with shelving and hanging, radiator.

**ENSUITE** Obscured double glazed window to front. WC, hand basin inset to vanity unit with fully tiled walls, walk in tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan.

**BEDROOM TWO** 11' 1" x 9' 2" (3.38m x 2.79m) Double glazed window to front, double built-in wardrobe with shelving and hanging, radiator.

**BEDROOM THREE** 9' 1" x 6' 5" (2.77m x 1.96m) Double glazed window to rear, single built-in wardrobe with shelving and hanging, radiator.



**FAMILY BATHROOM** Obscured double glazed window to front. WC, hand basin, bath with tiled splashback and chrome shower fitting, shaver point, extractor fan, radiator.



**PARKING AND GARDENS** To the front of the property is a large South-facing corner plot garden, mainly laid to lawn with hedging to the boundary, various mature trees and shrubs set to borders and beds.

A block paved driveway provides off road parking and leads to a single brick built garage with up and over door, personal door to garden, power and light connected.

The South-East facing rear garden is partially walled and enclosed by fencing, laid to artificial turf, raised flower beds, outside tap and power point, a paved patio, outside lighting.



**LOCATION AND FACILITIES** Fenstanton is a large village lying to the south of the river Ouse around 4 miles (6.44 kilometres) south of St. Ives and 13 miles (20.92 kilometres) north-west of Cambridge.

The village is well served with facilities including a convenience store, vehicle repair shop, a hotel, a fish & chip shop, post office store, pharmacy, hairdresser, bakery, farm shop, and private day care nursery. On the edge of the village is a small petrol and service station, with a fast food restaurant and a hotel.

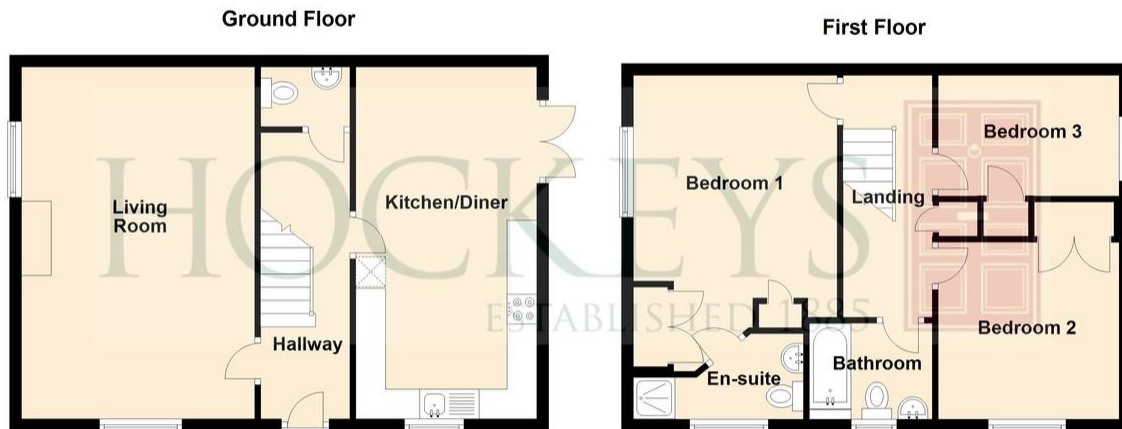


The village has two pubs, The Crown & Pipes which has a sports bar, pool table, jukebox, a quiet snug area and large beer garden. The Duchess pub and restaurant serves traditional British food within a 17th century building.

Fenstanton has two churches – the church of St. Peter and St. Paul as well as a Fenstanton United Reformed Church.

Schooling is provided by the Fenstanton & Hilton Primary School, rated good by Ofsted, with secondary schooling provided by Swavesey Village College which is rated outstanding.





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**HOCKEYS**  
ESTABLISHED 1885





57 Church Leys, Fenstanton,  
Huntingdon, PE28 9QD

Guide Price £385,000 Freehold

Positioned within a prominent and extensive corner plot, with wonderful views over the church. With mature hedging and trees providing privacy, this attractive, double fronted modern home is offered for sale in exceptional condition.

The property comprises a spacious entrance hall with built in storage and a modernised cloakroom, a West-facing dual aspect sitting room and an attractive modern kitchen/dining room with integrated appliances and French doors which lead to the partially walled, low maintenance garden.

Leading from the galleried landing, there are three double bedrooms all with built in wardrobes, a high quality en suite shower room and spacious family bathroom.

The beautifully designed garden includes a patio area, artificial lawn and access to the adjoining garage.



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