

ENTRANCE HALL 9' 3" x 9' 2" (2.82m x 2.79m) Stairs to first floor, under stairs cupboard, radiator, tiled floor.

CLOAKROOM Low level WC, wash hand basin, extractor fan, radiator.

LIVING ROOM 17' 9" x 10' 8" (5.41m x 3.25m) Bay window to the front with shutters, sliding patio doors to the garden with shutters, radiator.

STUDY 8' 5" maximum x 8' 2" (2.57m x 2.49m) Window the front and radiator.

DINING ROOM 13' 6" x 9' 0" (4.11m x 2.74m) Sliding patio doors open to the garden, radiator.

UTILITY ROOM Window to the rear, wall mounted gas fired boiler, low level cupboard units, stainless steel sink unit with mixer tap, plumbing for white goods.

KITCHEN 7' 9" x 7' 9" (2.36m x 2.36m) Window to front, range of high and low level cupboard units, cooker with four ring gas hob, extractor hood, stainless steel sink unit with mixer tap.

FIRST FLOOR LANDING Window to front, loft access, airing cupboard housing the hot water cylinder.

BEDROOM ONE 11' 10" x 7' 1" maximum (3.61m x 2.16m) Window to rear with shutter, two built-in wardrobes, radiator.

ENSUITE 7' 7" x 6' 7" (2.31m x 2.01m) Window to front, shower cubicle, pedestal wash hand basin, low level WC, extractor fan, inset spotlights, radiator.

BEDROOM TWO 10' 9" x 8' 6" (3.28m x 2.59m) Window to rear, built-in wardrobe, radiator.

ENSUITE Window to rear, shower cubicle, wash hand basin, low level WC, extractor fan, inset spotlights.

BEDROOM THREE 8' 11" x 7' 3" (2.72m x 2.21m) Window to front, radiator.

BEDROOM FOUR 11' 1" maximum x 8' 1" (3.38m x 2.46m) Window to front, radiator.



BATHROOM 6' 11" x 4' 10" (2.11m x 1.47m) Window to front, panelled bath, WC, pedestal wash hand basin, extractor fan, inset spotlights, radiator.

PARKING AND GARDENS The rear garden is fully paved with rear access leading to garage and parking space.

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.





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23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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18 Mitchcroft Road, Longstanton,
Cambridge, CB24 3BF

£365,000 Freehold

Available with no onward chain and overlooking a green to the front, this four bedroom home benefits from two ensembles, a lounge with patio doors, kitchen with separate dining room and utility, and a study.

Outside there is a low maintenance rear garden which leads to a garage and parking space behind.



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