

ENTRANCE HALL 12' 4" x 12' 3" (3.76m x 3.73m) Stairs to first floor, built-in cloaks cupboard, radiator and Amtico hardwood effect flooring.

LIVING ROOM 22' 5" x 12' 0" (6.83m x 3.66m) Window to side, rear bay window with French doors opening onto the garden, wood burner and two radiators.

STUDY 9' 6" x 8' 11" (2.9m x 2.72m) Window to front and radiator.

GROUND FLOOR CLOAKROOM 5' 10" x 5' 5" (1.78m x 1.65m) Window to side, low level WC and pedestal wash hand basin, extractor fan, radiator and Amtico hardwood effect flooring.

KITCHEN 24' 7" x 11' 5" (7.49m x 3.48m) Two windows to the rear garden, range of high and low level cupboard units, built-in oven, five ring gas hob with extractor hood over, one and a half stainless steel sink unit with mixer tap, integrated dishwasher, inset spotlights to ceiling and tiled flooring.

UTILITY ROOM 8' 3" x 5' 5" (2.51m x 1.65m) Door to side garden, worktop with cupboards below, plumbing for two white goods, stainless steel sink unit with drainer, wall mounted gas fired boiler and tiled flooring.

DINING ROOM 11' 10" x 10' 7" (3.61m x 3.23m) Window to front and side and radiator.

STAIRS TO FIRST FLOOR LANDING Loft access, airing cupboard housing the hot water cylinder and radiator.

BEDROOM ONE 17' 8" x 11' 10" (5.38m x 3.61m) Window to front, two built-in wardrobes and radiator.

ENSUITE 7' 4" x 5' 7" (2.24m x 1.7m) Window to rear, low level WC, wash hand basin and shower cubicle, heated towel rail, mirrored bathroom cabinet, extractor fan, inset spotlights to ceiling and tiled flooring.

BEDROOM TWO 12' 1" x 11' 9" (3.68m x 3.58m) Window to rear and radiator.

ENSUITE 7' 5" x 4' 1" (2.26m x 1.24m) Window to side, low level WC, pedestal wash hand basin and extra wide shower cubicle, heated towel rail, extractor fan, inset spotlights to ceiling and tiled flooring.



BEDROOM THREE 12' 1" x 9' 8" (3.68m x 2.95m)

Window to front and radiator.

BEDROOM FOUR 8' 9" x 8' 4" (2.67m x 2.54m) Window to rear and radiator.

BEDROOM FIVE 9' 4" x 8' 4" (2.84m x 2.54m) Window to rear and radiator.

GARDENS AND PARKING The rear garden is mainly laid to lawn with flower beds at the borders enclosed by sleepers, a patio seating area accessed from lounge's French doors, with a further seating area accessed from the utility room.

To the front, there is a double width garage with light and power connected, driveway providing off road parking for three cars and a front garden which is laid to lawn with a shrubbed front border.

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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22 Kides Crescent, Longstanton,
Cambridge, CB24 3ES

£685,000 Freehold

Set well back from the road, this substantial five bedroom detached house offers immaculately presented accommodation set in generously sized gardens.

The property benefits from a living room with woodburner and rear bay window with French doors to the garden, an impressive kitchen with separate utility, dining room and a study.

Upstairs there are five bedrooms - two with ensembles, plus a family bathroom.

Outside, there is a driveway providing parking for three cars, a double garage, and a broad and private rear garden with patio seating area.



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