

A well presented, modern and spacious, two bedroom ground floor maisonette. The property comprises entrance hall with built-in storage, two double bedrooms with an en suite and walk in wardrobe to master, a bright and well planned kitchen/dining/living room with French doors leading to the enclosed garden, with parking allocated at the rear.



**ENTRANCE HALL** Doors off, airing cupboard housing hot water tank with shelving, radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 21' 9" x 9' 11" (6.63m x 3.02m) Double glazed window to front. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback. Stainless steel sink unit and mixer tap, integrated dishwasher, plumbing and space for washing machine, space for fridge/freezer, stainless steel built-in oven and hob with extractor hood over, cupboard housing wall mounted gas boiler, breakfast bar, double radiator, tiled floor. Open plan to living area.



**LIVING AREA** Double glazed French doors to garden, radiator.

**BEDROOM ONE** 14' 5" x 10' 1" (4.39m x 3.07m) Double glazed window to rear, walk-in wardrobe with shelving and hanging, radiator.



**ENSUITE SHOWER ROOM** WC, hand basin and tiled shower cubicle with chrome shower fitting, extractor fan, shaver point, inset spotlights to ceiling.

**BEDROOM TWO** 14' 10" x 7' 5" (4.52m x 2.26m) Two double glazed windows to front, radiator.

**BATHROOM** WC, hand basin and bath with chrome shower fitting over, tiled splashback, heated towel rail, extractor fan, shaver point.

**GARDENS AND PARKING** To the front of the property is a landscaped garden with various flowers and shrubs set to borders and beds, lawned area and paved pathway.

The rear garden is mainly laid to lawn and enclosed by fencing with various flowers and shrubs set to border and beds, paved patio area, timber shed. Gated access leads to allocated rear 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.

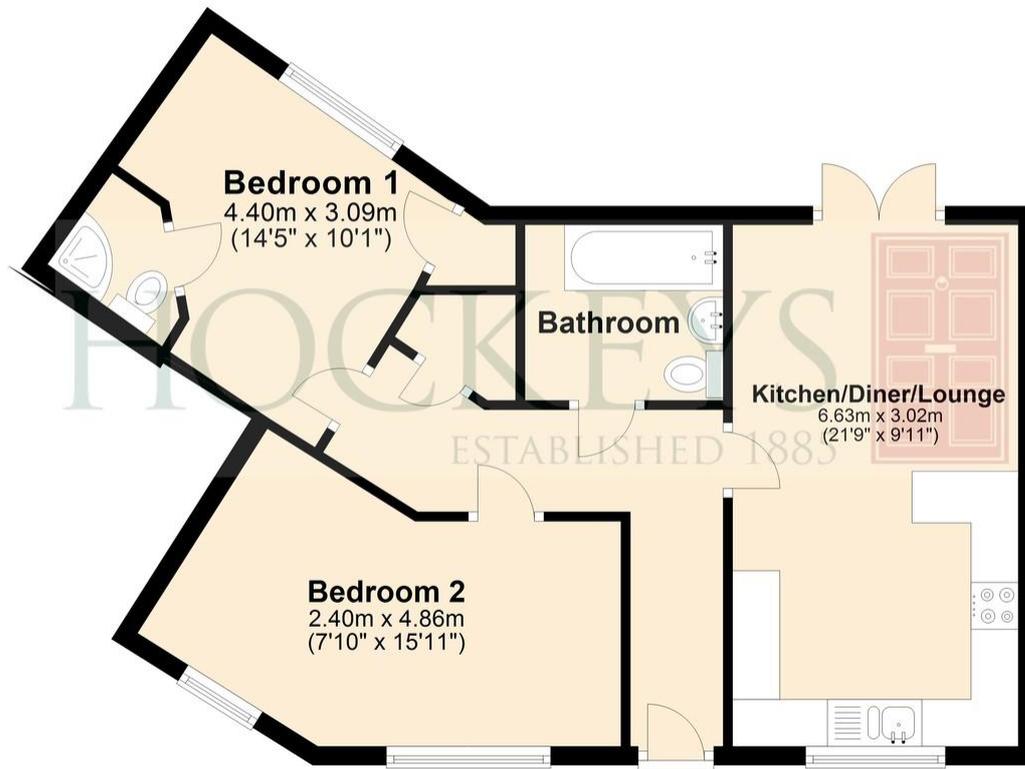
#### AGENTS NOTE

Ground rent is £100pa due at the beginning of each year on a 125 year lease from 1 January 2012.

Estate Service charge is approximately £200 a year, charged every 6 months.



## Ground Floor



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35 Mitchcroft Road, Longstanton,  
Cambridge, CB24 3ER

Guide Price £240,000 Leasehold

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