



Short Lane, Willingham, CB24 5LG
£350,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An attractive Victorian semi detached house, situated within a quiet and popular area of this bustling and sought after village. The property is offered for sale in excellent order throughout and retains some character features such as stripped wood floors, cast iron fire places and original panel doors. Extended to the rear, there is a generous open plan sitting/dining room with a modern kitchen to the rear, overlooking the cottage style garden. The first floor comprises two generous double bedrooms and a modern bathroom.

INTERIOR

The entrance lobby leads to a cosy sitting room with bay window and an attractive fireplace, the stripped wood floor continue into the dining area, with a sash window looking down the garden, with a large under stairs cupboard and door to kitchen. The kitchen is fitted with a range of modern units and a door leads into the garden. The first floor comprises, a large double main bedroom with sash window, and a walk in cupboard with a second sash window. The second double bedroom at the rear also features a sash window and the first floor bathroom is fitted with an traditional style four piece suite which includes a roll top bath and separate shower.

EXTERIOR

To the front of the property us a small garden, with box hedging. A gated access leads to the rear which is mainly laid to lawn with various flowers and shrubs sets to borders and beds. There is a raised timber decked area, timber shed and a number of mature trees. Parking on street to the front of the property.



KEY FEATURES

- Popular Village
- Access to Guided Bus Way
- No Chain
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- First Floor Bathroom
- On Street Parking
- Period Features
- Cottage Style Garden





LOCATION

Willingham is approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north.

Popular for both cyclist and runners, the guided busway also provides a well-used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

The village is well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and an outside eatery which specialises in tapas, and a number of small businesses are located along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre and social club. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted. The village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.

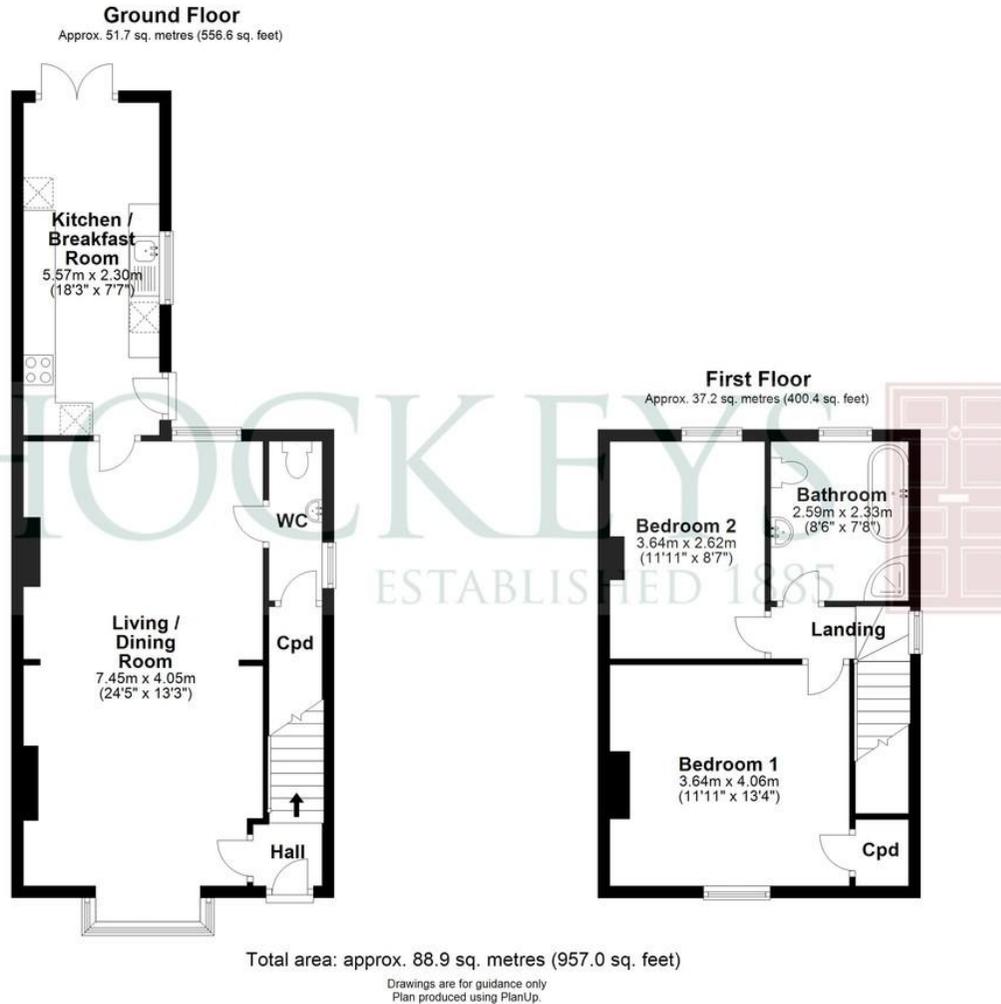


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band
C

Services
Mains gas, water and electric

Transport Links
A14, M11 and A1
Guided Bus Stop Longstanton
Nearest Train Stations Huntingdon 10 Miles,
Cambridge North 10 Miles

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.