

ENTRANCE HALLWAY Radiator, tiled floor, stairs leading to first floor, doors off to living room and kitchen.

GROUND FLOOR WC WC, hand basin, half tiled walls, radiator, extractor fan, tiled floor.

LIVING ROOM 17' 1" x 10' 3" (5.21m x 3.12m) Double glazed window to front, double glazed patio doors to garden, two radiators.

KITCHEN/DINER 17' 1" x 8' 8" (5.21m x 2.64m) Double glazed windows to front and side. Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, oven, hob and extractor hood over and tiled floor. Opening to utility.

UTILITY ROOM 5' 11" x 5' 9" (1.8m x 1.75m) Double glazed door to side. Range of base units, rolled edge worktops, work surfaces over and tiled splash back. Stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, wall mounted gas boiler, radiator, extractor fan and tiled floor.

FIRST FLOOR LANDING Double glazed window to rear. Doors off to all rooms, airing cupboard housing hot water tank.

BEDROOM ONE 10' 10" x 10' 6" (3.3m x 3.2m) Double glazed window to front. Range of fully fitted wardrobes with shelving and hanging, access into part boarded loft space and radiator.

EN-SUITE Obscured double glazed window to front. Wc, hand basin and tiled shower cubicle, fully tiled walls, extractor fan, inset spot lights to ceiling, radiator.

BEDROOM TWO 10' 5" x 9' 10" (3.18m x 3m) Double glazed window to front. Radiator.

BEDROOM THREE 7' 4" x 6' 9" (2.24m x 2.06m) Double glazed window to side. Radiator.

BATHROOM Obscured window to rear, wc, pedestal wash basin and bath with chrome shower fitting over, radiator.



GARDENS AND PARKING To the front of the property there is a small garden and access to the rear garden.

The rear garden is a good sized garden which is laid to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds with paved patio area, outside tap and powerpoint. There is a single brick built garage with up and over door located within a coach house close by.

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.



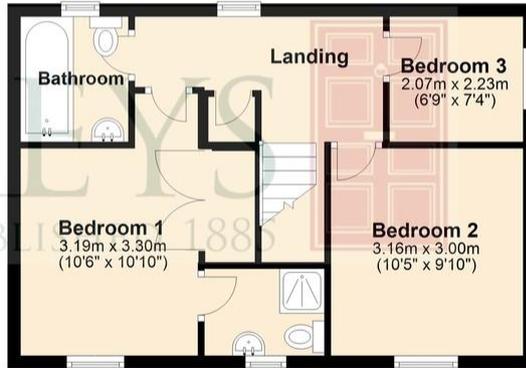
Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

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2 Over Road, Longstanton,
Cambridge, CB24 3GP

£365,000 Freehold

With views over the village cricket ground, this well presented three bedroom detached house is sure to be popular.

The property comprises an entrance hall with ground floor wc. The open plan kitchen/dining room extends to a separate utility area and the living room features patio doors which lead to the well maintained corner plot garden and garage beyond. There are three good size bedroom on the first floor with a en suite and family bathroom.



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