

ENTRANCE HALLWAY External door, laminate wood flooring, single radiator, airing cupboard housing hot water cylinder.

LIVING ROOM/KITCHEN 21' 9" x 9' 11" (6.63m x 3.02m)

An open plan living room with double glazed doors to garden, double glazed window to front, breakfast bar, work surfaces, range of matching base and wall mounted units, built-in oven, gas hob, integrated slimline dishwasher, space and plumbing for washing machine, space for fridge/freezer, tiled splashback.



BATHROOM Inset wc, wash basin and panelled enclosed bath with shower attachment over, heated towel rail.

BEDROOM TWO 12' 7" approx x 7' 1" approx (3.84m x 2.16m) An irregular shaped room with two double glazed windows to front, single radiator.



BEDROOM ONE 14' 2" x 10' 0" (4.32m x 3.05m) Double glazed window to rear, large walk in wardrobe with fitted shelving and hanging rail, single radiator.

EN-SUITE Low level wc, pedestal wash hand basin and shower cubicle with wall mounted shower, heated towel rail.

OUTSIDE The property has the excellent advantage of a south facing private garden which offers a lawn, raised decked area, shed, flower bed with various plants and gated rear access leading to the off-road parking bay.

There is a grassed area to the front of the property.

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.

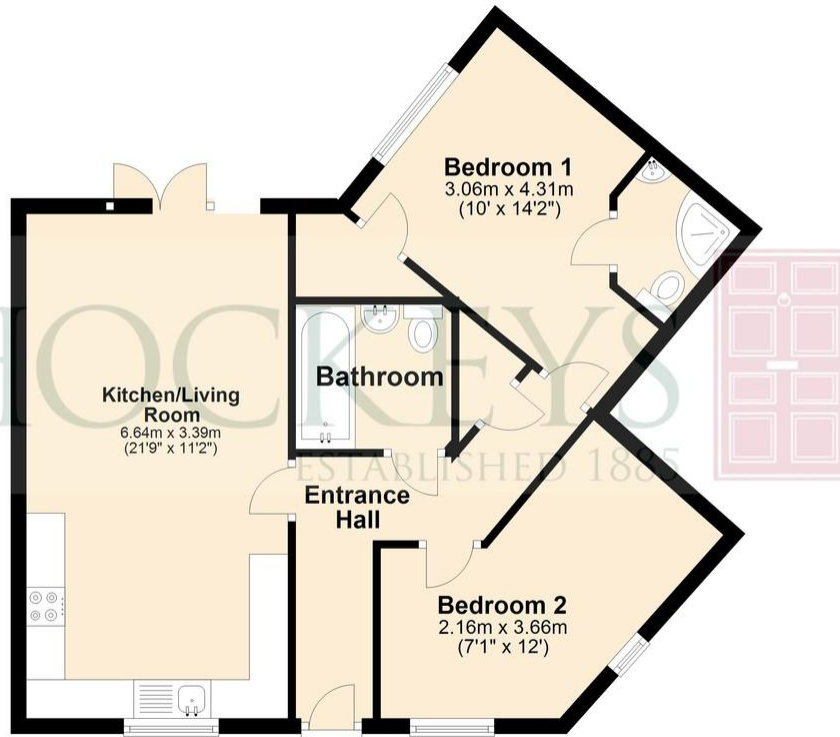


Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.



Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

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60 Mitchcroft Road, Longstanton,
Cambridge, CB24 3BF

£240,000 Leasehold

This ground floor two bedroom maisonette benefits from a private garden, en suite master bedroom and a modern kitchen, lounge and bathroom.

The property is also offered with no onward chain.



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