



Lofthouse Way, Longstanton, CB24 3FD  
£565,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Privately positioned, at the end of a row of just three properties and fronting onto a protected hedgerow, this four double bedroom detached home offers perfect accommodation for a family. Benefitting also from an upgraded kitchen, recent redecoration of some rooms and a rarely available double width driveway with double garage. With well planned accommodation which include a home office, large kitchen/dining room, two further receptions and four double bedrooms. The property also benefits from having planning permission for a loft conversion, further details of which can be found on South Cambs DC planning portal using ref: No:22/00710/HFUL.

## INTERIOR

The spacious entrance hall leads onto all reception rooms, with a bright sitting room to the front of the house, a much requested office, the open plan kitchen is located at the rear of the property and includes a comprehensive range of wall and base units with integrated appliances and a separate utility room, a family room finally completes the ground floor accommodation. Accessed via a galleried landing, four double bedrooms all include built-in wardrobes and there is a four piece family bathroom, with en suite to master.

## EXTERIOR

To the front of the property is a landscaped garden and a protected hedgerow providing privacy is a haven for wildlife. The enclosed rear garden is laid mainly to lawn, with various mature planting and trees set to borders, a gated access leads to the double width rear driveway and garage, with two up and over doors, overhead storage and power connected.

## LOCATION

**KEY FEATURES** area of interest to many buyers from

- Easy Access to Cambridge
- Guided Bus Way Close by
- Northstowe Secondary College Catchment
- Upgraded Kitchen with Separate Utility
- Three Reception Rooms
- South Facing Garden
- Four Double Bedrooms
- Double Garage
- Planning for Loft Conversion
- View to Appreciate





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.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk  
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk  
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk  
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk  
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs DC

**Council Tax Band**  
D

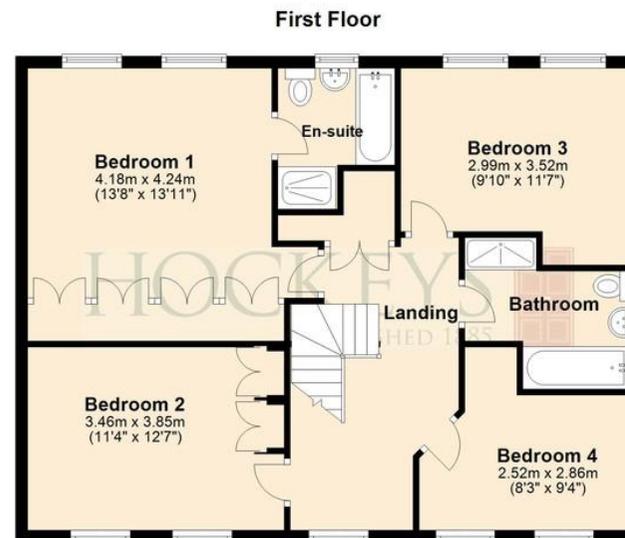
**Services**  
Mains gas, water and electric

**Transport Links**  
A14, M11 and A1  
Guided Bus Stop 0.5 miles  
Nearest Train Station - Cambridge North, 10 Miles

**Energy Rating**  
Energy Efficiency Rating B

**Tenure & Possession**  
Freehold

**Vendors Position**  
Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.