



Lofthouse Way, Longstanton, CB24 3FD
£625,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR

The spacious galleried entrance hall provides access to all ground floor rooms, with Quickstep wood effect flooring throughout. The kitchen comprises a range of bespoke Arthan units with Blum fittings, Quartz worktops and upstands with Rangemaster sink, Insinkerator and Franke tap. Included in the sale are the following appliances, Siemens induction hob and extractor, double oven and warming drawer, dishwasher and fridge freezer. Kinetico drinking water filter, Bibo instant hot and cold water dispenser. The utility room has a continuation of kitchen range with Kinetico block salt water softener, Rangemaster sink and space for a washer/dryer. The living room includes wiring for 7.1 sound, satellite, TV and HDMI, 120inch cinema screen, Vogels projector mount and TV mount. The dining room is currently used as a gym, also includes Vogels TV mount and is wired for 5.1 sound, with French doors leading to the garden. The study includes bespoke shoe and coat cupboards and Netgear ethernet switches. Bedrooms one and four include bespoke built-in wardrobes and the bathrooms feature digital Mira rain and hand showers and mist-free LED mirrors.

EXTERIOR

Professionally landscaped gardens to front and rear of the property. The front garden comprises mature planting, sandstone paths and alongside the property is a block paved driveway which provides off road parking for four vehicles and leads to the detached double garage with Hörmann sectional electric door, IP56 waterproof sockets, LED lighting, tool cupboards and roof space box storage, with personnel door to side. The south facing rear garden is laid to sandstone with a water feature, timber shed and discrete refuse storage area and features a patio area which benefits from a Weinor glass roof and electric awning, IP56 waterproof sockets and LED lighting plus two teak loungers and a table.

LOCATION

KEY FEATURES

- High Quality Kitchen & Bathroom Fittings
- Four Double Bedrooms
- Bespoke Arthan Wardrobes
- Home Cinema Wiring, Projector Included
- LED Lighting Throughout
- Porcelain, Quickstep & Karndean Flooring
- Weinor Glass Roof and Electric Awning
- Surveillance Cameras and Alarm System
- Professionally Landscaped Gardens
- Double Garage With Hörmann Electric Door





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.



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 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band F
 2021/2022 Annual £2,944

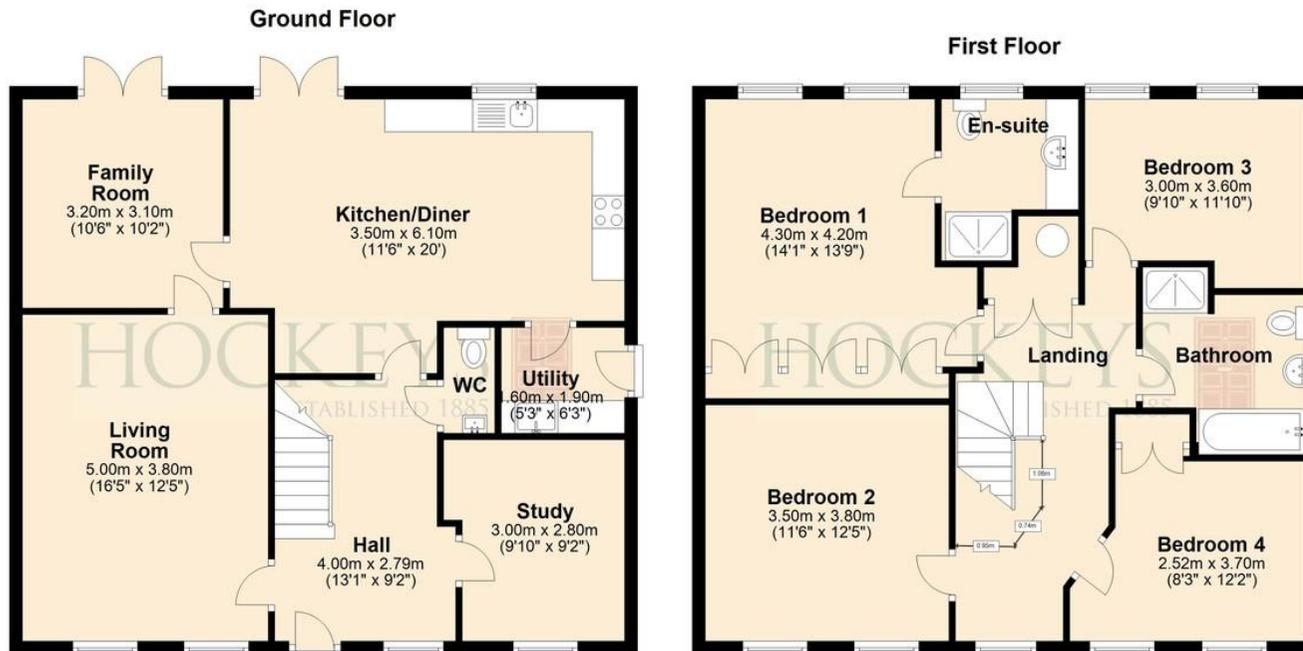
Services
 Mains gas, electricity and water

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
 No 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.