



Lofthouse Way, Cambridge, CB24 3FD  
£575,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

This attractive, double fronted family home was contracted in 2013 by the well regarded national house builder, David Wilson Homes. The property is offered for sale in excellent order throughout and benefits from having a secluded, corner plot garden and much requested double garage. The vendors have improved the property features by upgrading the family bathroom and en suite to master, installing underfloor heating through the ground floor and bathrooms, plus the benefits of solar panels.

## INTERIOR

The spacious entrance hall leads to a dining room with bay window, ground floor WC and further reception rooms which include a home office, generous sitting room with French doors which lead out to the rear garden. The open plan kitchen/breakfast room comprises a comprehensive range of wall and base units with some integrated appliances and a separate utility room. The first floor accommodation comprises four bedrooms, the master with built-in wardrobes and an en-suite shower room and family bathroom.

## EXTERIOR

Located at the end of a small development, close to the wide range of amenities, offered within this sought after village. To the front of the property is a block paved driveway which provides off road parking for vehicles and leads to the detached, double garage with two up and over doors, power and light connected and overhead storage, with a personal door which leads to the side garden, which is also an area for bins to be stored. The enclosed and private rear garden is beautifully planted with well stocked perennial borders a large expanse of lawn and mature trees.

## LOCATION

Longstanton is an area of interest to many buyers from

## KEY FEATURES

- Constructed 2013
- Energy Rating C
- Four Double Bedrooms
- Kitchen/Break fast
- Home Office
- Separate Dining Room & Utility
- Double Garage
- Solar Panels
- Corner Plot Garden
- On Guided Bus Route





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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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band F**  
 2022/2023 Annual £2,944

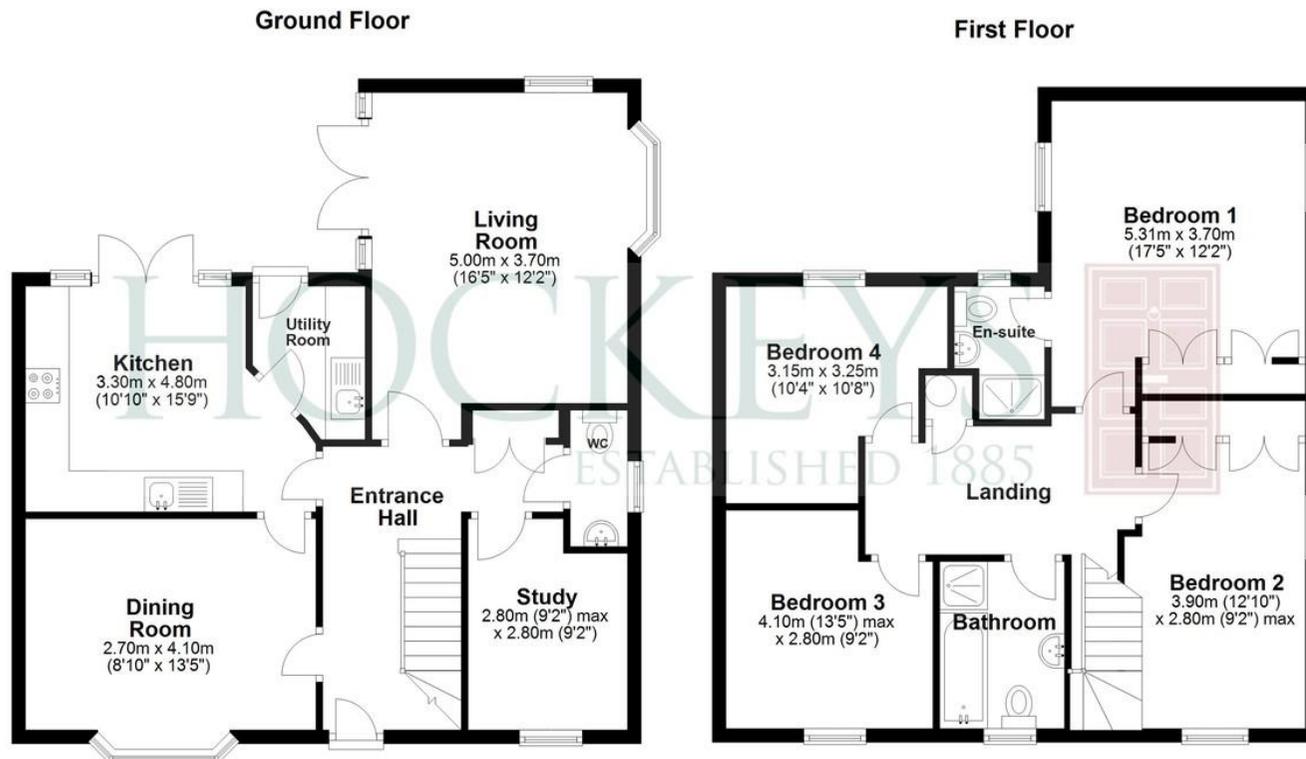
**Services**  
 Mains gas, electricity and water, solar

**Transport Links**  
 A14, M11 and A1  
 Guided Busway - 0.5 miles  
 Cambridge North Train Station - 9 miles

**Energy Rating**  
 Energy Efficiency Rating C

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward Chain



Total area: approx. 131.1 sq. metres (1411.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   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.