

LOCATION The village of Longstanton offers easy access to Cambridge via the guided bus way, a range of shops including Co Op, doctors surgery, sports ground and well regarded Primary School and Pre School. Neighbouring the new town of Northstowe, Longstanton falls within catchment of the newly built Secondary School and Swavesey Village College.



ENTRANCE HALL Doors to all rooms, radiator, stairs to first floor.

KITCHEN 11' 11" x 6' 4" (3.63m x 1.93m) Double glazed window to front, range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, tiled splashback, stainless steel built in oven, hob and extractor hood over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring.



GROUND FLOOR CLOAKROOM WC, hand basin, tiled splashback, radiator, extractor fan.

LOUNGE/DINER 13' 1" x 15' 2" (3.99m x 4.62m) Double glazed French doors to garden, double radiator, single radiator, under stairs storage cupboard.

FIRST FLOOR LANDING Doors to bedrooms two, three and four, stairs to second floor, airing cupboard housing hot water tank, radiator.



BEDROOM TWO 13' x 11' 0" (3.96m x 3.35m) Double glazed window to rear, radiator.

BEDROOM THREE 6' 4" x 9' 2" (1.93m x 2.79m) Double glazed window to front, radiator.

BEDROOM FOUR/STUDY 6' 4" x 5' 10" (1.93m x 1.78m) Double glazed window to front, radiator

FAMILY BATHROOM WC, hand basin, bath, tiled splashback, extractor fan.

BEDROOM ONE 9' 6" x 12' 0" (2.9m x 3.66m) Double glazed window to front, double radiator, dressing room with shelving and hanging, en-suite shower room.



EN-SUITE Double glazed Velux window to rear, WC, hand basin, tiled shower cubicle with chrome fittings, extractor fan, shaver point, heated towel rail.

OUTSIDE AND GARDEN To the front of the property there is a small landscaped garden.

The rear garden is enclosed by fencing, mainly laid to lawn with paved patio area, has an outside tap, gated rear access and two allocated parking spaces.





IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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82 Mitchcroft Road, Longstanton,
Cambridge, CB24 3BF

£270,000 Freehold

A chain free, three/four bedroom modern town house located in the much requested village of Longstanton. The property benefits from having a generous open plan living/dining room, modern kitchen, bathroom and off road parking.



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