



HARVEY ROBINSON

£250,000

Lancelot Way

Fenstanton, PE28 9LY

- Semi-Detached House
- Two Double Bedrooms
- Refitted Kitchen
- Lounge Diner

- Block Paved Driveway
- South Facing Rear Garden
- Quiet Cul-De-Sac Location
- Sought After Village Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this rarely available two bedroom home in the ever-popular village of Fenstanton. Offering spacious accommodation, the property in brief comprises an entrance hall leading to a lounge / diner with views to the front of the property, a refitted kitchen with understairs storage and space for appliances and a downstairs bathroom. Upstairs, the property offers two spacious double bedrooms, both of which benefit from fitted storage. The property has ample off road parking for a number of vehicles which can be found on a block paved driveway which was installed by the current owner. To the side of the property, there is storage and a greenhouse which are perfect for any avid gardener and will remain with the property. This leads to an immaculately presented rear garden which enjoys an excellent degree of privacy. The rear garden is mainly laid to lawn and enjoys a southern aspect making it a real sun trap in the summer months. There is ample space for pots as well as mature beds as well as further storage with two sheds in the rear garden which the seller is also happy to leave for the next owner. Viewing of this well-maintained property is highly recommended and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a two convenience stores a post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do you weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

What3Words Location: bandage.stiff.riskiest

Post Code for SatNav: PE28 9LY

Council Tax Band: B

EPC Rating: C

Property Constructed: 1970's

Current Owners Lived in Property: 34 years

Seller's Onward Movements: Moving Closer to Family - Found a Property

Rear Garden Boundaries: Right

Rear Garden Aspect: South

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment Area: Swavesey Village College

Water Meter: Yes

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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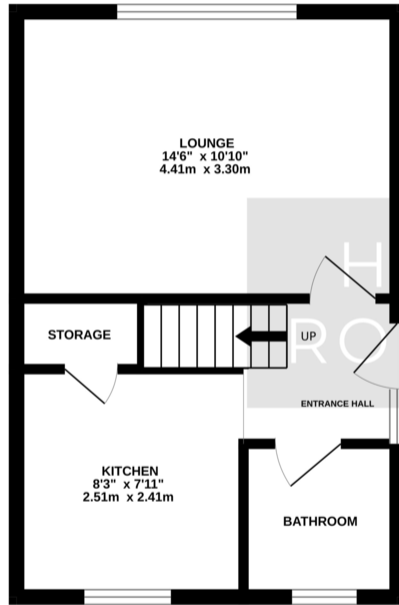
For independent whole of market mortgage advice please call the team to book your appointment.

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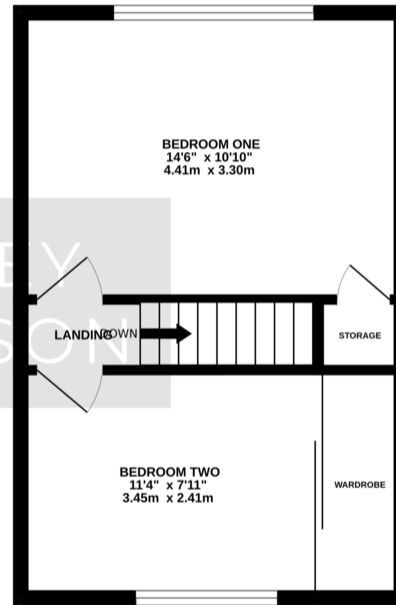




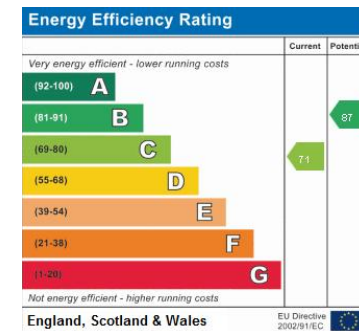
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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