





Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive two-bedroom semi-detached property in the beautiful village of Willingham in northwest Cambridgeshire. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A428. Willingham is only 12 miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. This lovely village is home to several pubs, shops, a library, a post office and a surgery (we highly recommend the café at the local Auction House). The bus services from the village run into Cambridge various times throughout the day Monday-Saturday. Ely and Huntingdon are also right on your doorstep. And schools? Aspinalls Yard is in the catchment area for Willingham Primary School (0.4 miles), rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Cottenham Village College.

3 Aspinall's Yard is set back from the road by a small front lawn. To the left of the property is a private driveway with room for two cars. There is a path that leads from the driveway to the front door.

Once inside the house, a large hallway with stairs directly in front of you leads up to the first floor. This entrance area has plenty of space for a shoe rack and coat hooks – ideal for a family coming in from the school run. You could even add a small table or desk to make the most of the space. The fuse box and thermostat are fitted on the hall wall for easy access. Immediately in front of you (next to the bottom of the stairs) is a downstairs toilet with W.C. and handbasin; there are also wall-mounted hooks for hanging towels.

As you stand in the entrance hall, the first room on your left is the spacious open-plan kitchen diner, with windows at both ends looking out over both the front and back of the property. The design of this space makes for the perfect environment for family life or socialising with friends. A medium size table and chairs fit perfectly in the front part of the room, or you could use it as a second seating area as the previous owners did. The wooden kitchen cupboards, black worktops and neutral décor contrast beautifully, creating a welcoming and well-maintained space. This room is packed full of cupboards, so there is no shortage of storage; it is a delightful room to cook and spend time in for families or couples alike.

Back out in the hallway, the door opposite the kitchen leads into the spacious rectangular lounge, which mirrors the kitchen by overlooking the front and the back of the property. This room is a good size, and with its neutral décor and large windows/French doors, the feeling of light and space hits you instantly. If you wanted to have a dining table in here instead of the kitchen/diner, then this is an option; alternatively, keeping the whole area as a lounge for the family to enjoy would be a great use of the space. The French doors at the end of the lounge open out onto the rear garden.

Once upstairs, the first room you see directly in front of you is the bathroom with bath (with wall-mounted shower above), W.C. and hand basin. There is a handy shelf above the sink and a wall-mounted vanity mirror. Back out on the landing, there is a large storage cupboard...a must-have in any home!

To the left of the bathroom is bedroom one, and to the right is bedroom two. The upstairs of the property is a mirror image of the downstairs, with the bedrooms the same size as the rooms immediately below. Both bedrooms are comfortable doubles, but bedroom one is slightly larger. The ceilings in both rooms are at an angle but only at the edges, so there is no loss of space; there is still plenty of room for other large furniture, such as wardrobes, to fit comfortably. In fact, the quirky shape gives the bedrooms a lot of character.

This would be a delightful home for anyone. The whole property has been maintained to a high standard and requires little upgrading. The neutral décor and flooring throughout create a sense

of light and space, the perfect blank canvas for your own personal touches.

The rear garden is medium size, surrounded by fencing and laid to lawn. There is also a lovely patio with space for a garden table and chairs to enjoy the sun. In the far corner of the garden, you can find a shed (in excellent condition) and a side gate leading out onto the double driveway. The whole space has been designed beautifully with raised beds around the outside, providing those with green fingers a project to get stuck into. This space is ready to enjoy exactly as it is but with the opportunity to make it your own.

Please call us on 01223 307898 to arrange a viewing at Aspinall's Yard and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

## Agent Notes

Tenure: Freehold

Road covered by Aspinall's Yard Management Company. Payment to this company around £200.00 per annum.

Council Tax Band: B - £1,687.35 per annum.

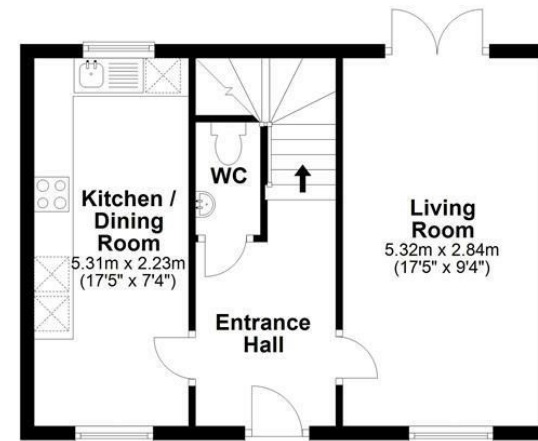
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

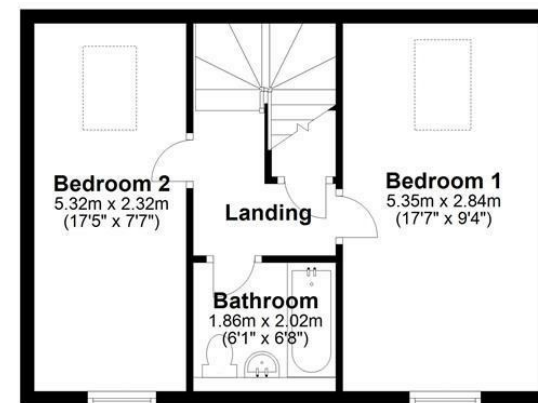




**Ground Floor**  
Approx. 38.7 sq. metres (417.0 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



