



3 SHORT LANE, WILLINGHAM, CAMBRIDGE, CB24 5LG

Asking Price £310,000

TYLERS.NET

A detached three bedroom non-estate bungalow with off road parking and a garage in this popular position requiring some cosmetic improvement while available with the distinct advantage of vacant possession and no upward sales chain.



Willingham is a popular, lively and well served village lying just 9 miles north of Cambridge. There is excellent access to the University City as well as the bustling market town of St Ives and the A14 and M11 are close by providing road links with the rest of the country. Abundant local facilities include a Co-Op, Post Office, library, butchers, bakers, banks, farm shops, public houses and three churches. Willingham is proud to offer an excellent primary school and pre-school with secondary education at nearby Cottenham Village College. The Longstanton park and ride station for the guided busway is just 1.5 miles away with a cycle path for most of the route. The busway quickly links the village with Cambridge and Addenbrookes Hospital.

- Three bedrooms. • L shaped Lounge dining room. • Kitchen.
- Spacious porch/utility. • Bathroom.
- Separate WC. • Sweeping driveway and garage.
- Open front and enclosed rear garden. • Gas radiator central heating and uPVC double glazed.
- Just painted throughout while requiring further improvement. • No upward sales chain.

Entrance Hall

With a built in shelved storage cupboard.

Lounge Dining Room

An L shaped room with a vaulted ceiling and a feature fireplace, twin aspect windows to side and rear and a personal door opening to the rear garden.

Kitchen

With basic units, work surface with an inset sink and drainer, integral oven, gas hob and extractor hood and front facing window.

Porch/Reception

With access from the front through to the rear garden this is a versatile space ideal as a utility or study/hobbies area with a tiled floor.

Bedroom 1.

A good double with a wooden floor.

Bedroom 2.

Another double with stairs off to a large BOARDED LOFT SPACE - great extra storage.

Bedroom 3.

A single bedroom to the front.

Bathroom

A white suite comprising a panelled bath, mixer tap and shower attachment with Triton shower unit over, splash back tiling, Pedestal wash hand basin, frosted side window, tiled floor.

Separate WC

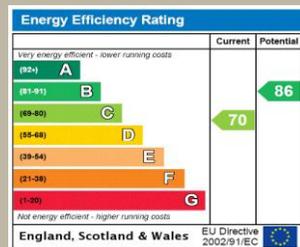
With handbasin, tiling to lower walls, frosted window.

Outside

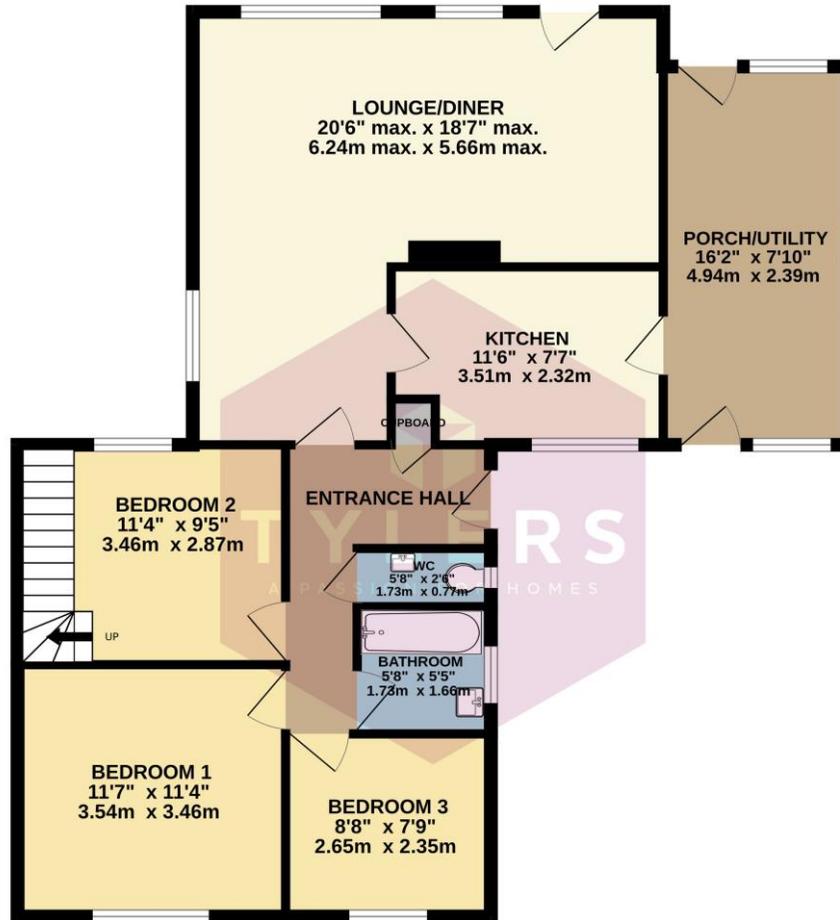
A broad open frontage measures approximately 14m wide originally with a sweeping drive providing ample off road parking for several vehicles with a single garage to the side with light and power. A curved rear garden measures 17.14m deep x 11.56m wide offering a surprising degree of privacy with decking and lawn, outdoor light and tap.

South Cambs District Council

Council Tax Band D £2,241.60 for 2025



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



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