

A photograph showing the rear of a two-story brick house. The house has a red brick exterior and a white window frame. A large window is visible on the ground floor, and a smaller window is on the upper floor. A white door is partially visible. The house is surrounded by a gravel garden and a wooden fence. A blue bin is visible in the background. The sky is blue with some clouds.

HARVEY ROBINSON

£275,000

Lancelot Way

Fenstanton, PE28 9LY

- Semi Detached House
- Two Double Bedrooms
- Extended Kitchen Dining Room
- South Facing Rear Garden

- Single Garage and Workshop
- Ample Off-Road Parking
- Close to local Amenities
- Well Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this thoughtfully extended Semi-Detached House in the ever-popular village of Fenstanton. To the ground floor, the property consists of an entrance hallway leading to a spacious lounge, a refurbished downstairs bathroom and an extended kitchen dining room with ample storage which really is the heart of the home. Upstairs are two generous double bedrooms, with fitted storage to bedroom one. To the front of the property, you will find a driveway providing off road parking for multiple cars, and a single garage and workshop which could be converted into an office. The enclosed rear garden is south facing and predominantly laid to lawn with a newly laid patio area providing the space for outdoor seating. The property is positioned within walking distance to local amenities and further benefits from being within the Swavesey Village College Catchment as well as having planning permission already approved for a double storey extension to the side. Viewing of this well presented home comes highly recommended and can be arranged 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 your 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: convinced.vowel.punk

Post Code for SatNav: PE28 9LY

Council Tax Band: B

Age of Boiler: 2021

EPC Rating: To Follow

Property Constructed: 1970's

Current Owners Lived in Property: 2018

Seller's Onward Movements: Upsizing Locally

Rear Garden Aspect: South

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment Area: Swavesey Village College

Water Meter: Yes

Loft Boarded with Ladder & Light: Yes

Planning Permission Reference: 22/02089/HHFUL



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

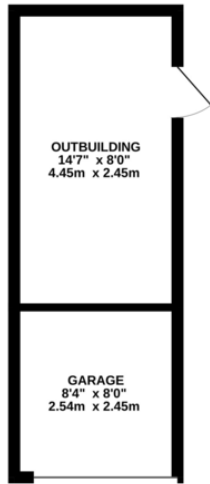
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

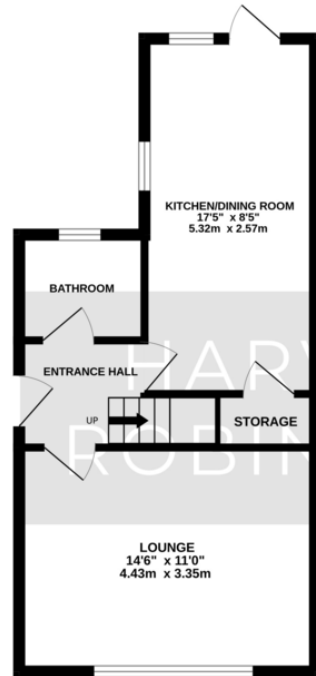




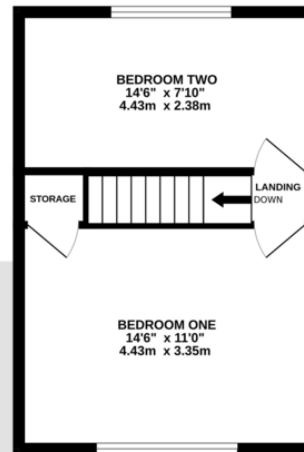
BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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