



HARVEY ROBINSON

Guide Price

£270,000 - £280,000

Leechcroft

Fenstanton, PE28 9QH

- Semi-Detached Bungalow
- Two Double Bedrooms with Built-in Wardrobes
- Well Presented
- Refitted Kitchen and Wet Room

- Parking for 3/4 cars plus a Car Port
- Good-sized Corner Plot
- Private Rear Garden
- No Forward Chain



## PROPERTY SUMMARY

Harvey Robinson are delighted to offer for sale this well-presented two double bedroom semi-detached bungalow, located in the popular village of Fenstanton with excellent local amenities and easy access to both St Ives and Cambridge. Situated at the end of a quiet cul-de-sac and occupying a generous corner plot, the property enjoys a private rear garden and off-road parking for three cars, including a car port to the side. The bungalow benefits from a refitted kitchen, spacious lounge, two double bedrooms and a modern bathroom. It is tastefully presented throughout and further benefits from double glazing and gas central heating. Offered for sale with no onward chain, this is an ideal opportunity for those looking for a ready-to-move-into home in a sought-after village location.



## LOCATION

Fenstanton is a sought-after village with a strong community and a good range of day-to-day amenities. Within the village itself there is a convenience store with Post Office counter, a traditional village pub (The Queen's Head), a popular fish & chip shop/takeaway, village hall with regular clubs and events, children's play park, recreation ground and skate park. There is also a local garage and petrol station at the entrance to the village.

Schooling is well catered for, with Fen Drayton and Hilton primary schools both within easy reach, and well-regarded secondary education available in nearby St Ives and Swavesey.

A full range of larger amenities can be found within a short drive in St Ives (approx 3 miles) including supermarkets (Waitrose, Morrisons and Aldi), doctors' and dental surgeries, high street shops, pubs, cafés and leisure facilities such as the One Leisure sports centre and riverside walks. Huntingdon is also close by (approx 6 miles) and provides further shopping and leisure options, as well as a mainline railway station with fast trains into London Kings Cross.

Fenstanton is ideally situated for commuters, positioned just off the A14 for quick road access into Cambridge, Huntingdon and St Ives. The Guided Busway has a stop in St Ives and provides frequent, direct services into central Cambridge and the Cambridge Science Park.

Surrounded by attractive countryside and close to the Fen Drayton Lakes nature reserve, the village combines a peaceful rural setting with excellent access to major towns, transport links and everyday facilities.





## FAQ

Tenure: Freehold

What3Words Location: boggles.keyboard.suitably

EPC: C

Property Constructed: 1970's

Seller's Onward Movements: No Chain

Rear Garden: Facing

Primary School: Fenstanton Primary

Secondary School: Swavesey Village College

Council Tax: Band C

Loft: Fitted Ladder, Partly Boarded

Water Meter: Yes/No

Estimated Rental Income: £1050 - £1150pcm



## 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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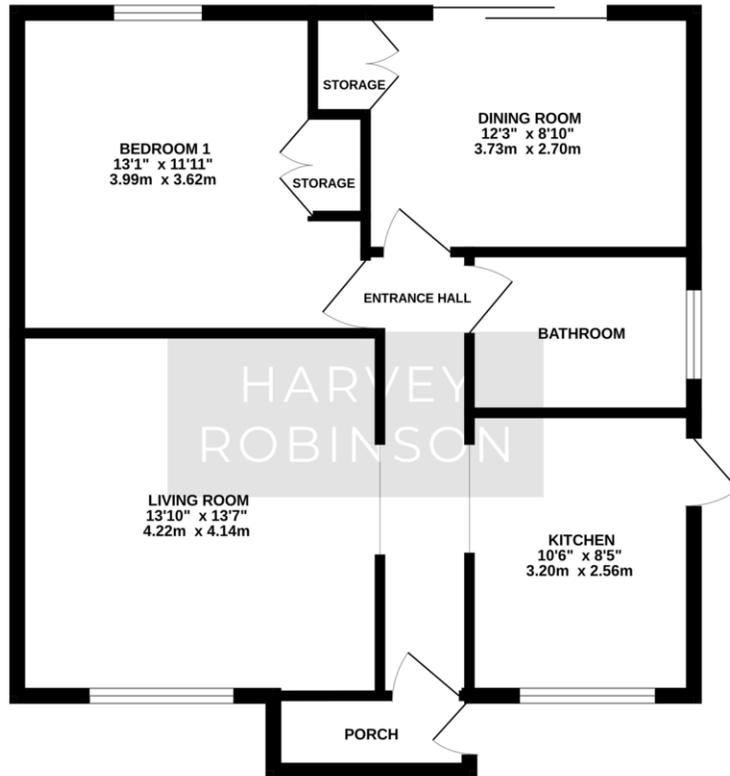
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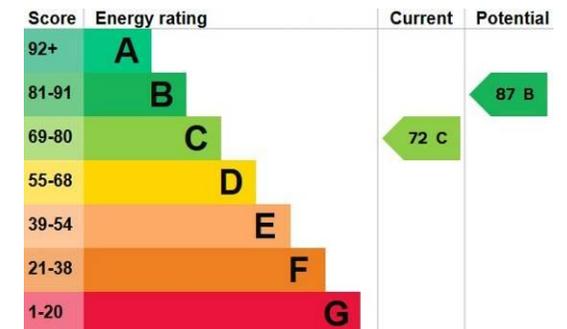




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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

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