



Lynn Road, Littleport, Ely, CB6 1QG

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Lynn Road, Littleport, Ely, Cambridgeshire, CB6 1QG

A unique and truly spacious four bedroom detached house full of character and situated in a prime location close to the river and within walking distance of the railway station.

- Entrance Hallway
- Dining Room/Snug
- Dual Aspect Kitchen/Breakfast Room
- Dual Aspect Family Room/Bedroom
- Downstairs Shower Room
- Sitting Room
- Conservatory
- Four First Floor Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Gardens

Guide Price: £450,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL with entrance door to rear aspect, radiator.

DOWNSTAIRS SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC.

DUAL ASPECT FAMILY ROOM/BEDROOM 15'7" x 12'0" (4.75 m x 3.67 m) with double glazed windows to front and side aspects. Radiator.

DINING ROOM/SNUG 11'9" x 10'3" (3.57 m x 3.13 m) with staircase rising to first floor with useful understair storage cupboard housing fuse box, radiator, two archways leading to kitchen/breakfast room and further archway leading to:-

SITTING ROOM 13'3" x 13'0" (4.05 m x 3.95 m) (currently in use as a bedroom) with feature fire and surround, full length radiator, double doors to:-

CONSERVATORY 9'3" x 8'7" (2.82 m x 2.62 m) Of double glazed construction with polycarbonate roof and door opening to rear.

DUAL ASPECT KITCHEN/BREAKFAST ROOM 17'9" x 13'0" (5.40 m x 3.95 m) This is certainly a feature to be noted as it has been recently fitted with an attractive range of wall and base units with work surfaces over, breakfast island with base unit and breakfast bar, inset 1 & 1/2 bowl sink unit with mixer taps over. Dual aspect with double glazed windows to front and rear and personal door leading to side garden. Plumbing for washing machine and dishwasher, appliance spaces for tumble dryer, fridge/freezer and range style cooker, wall mounted Worcester gas boiler serving the central heating and hot water systems. Ceramic tiled flooring.

FIRST FLOOR LANDING with two double glazed windows to front aspect, access to loft.

BEDROOM ONE 14'6" x 12'10" (4.41 m x 3.92 m) with double glazed window to front aspect, radiator, access to loft. Door to:-

EN-SUITE SHOWER ROOM Fitted with an attractive three piece suite comprising low level WC, wash hand basin and shower. Fully tiled surrounds, opaque double glazed window to rear aspect, heated towel rail, ceramic tiled flooring.

BEDROOM TWO 13'3" x 13'0" (4.05 m x 3.95 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 12'1" x 11'7" (3.68 m x 3.52 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 11'10" x 7'3" (3.61 m x 2.20 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and feature bath. Tiled splashbacks, opaque double glazed window to side aspect, heated towel rail and ceramic tiled flooring.

EXTERIOR The property is situated in a lovely corner plot and can be approached via a slip road just off Ely Road which runs parallel to the river. Gated access which can potentially lead to off road parking to the front. The front garden is mainly laid to lawn which continues through to the back of the house where there is a patio area directly behind the conservatory. A further drop kerb which could lead to potential parking leading directly off Ely Road.

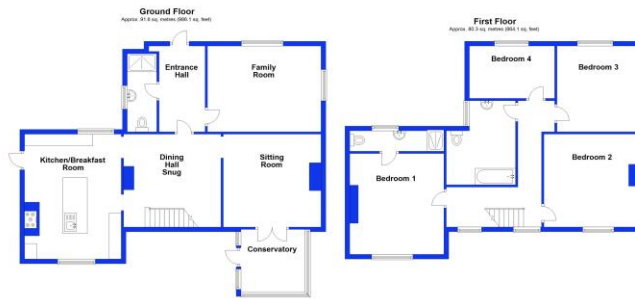
Tenure The property is Freehold

Council Tax Band D **EPC** D (60/79)

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Total area: approx. 171.9 sq. metres (1850.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.