



The Little House, The Hythe, Littleport CB6 1QA

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The Little House, The Hythe, Littleport, Ely, Cambridgeshire CB6 1QA

A charming three bedroom detached cottage, beautifully presented throughout and situated close to the village centre and railway station.

- Modern Fitted Kitchen
- Dining Room
- Sitting Room
- Downstairs Bathroom
- Three Bedrooms
- First Floor WC
- Enclosed Rear Garden
- Off Road Parking

Guide Price: £279,950



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.

KITCHEN 18'6" x 6'5" (5.65 m x 1.95 m) Entrance door to side aspect and double glazed window to rear aspect. Fitted with an attractive range of base units with work surfaces over, inset stainless steel sink unit with mixer tap, space for gas cooker with extractor canopy over and glass splashbacks. Radiator, vinyl flooring, space for slimline dishwasher, pantry cupboard with opaque double glazed window to rear aspect and fitted shelving. Further utility/cupboard housing the Viessmann gas boiler and plumbing for washing machine. Door leading to staircase rising to first floor.

DINING ROOM 11'7" x 9'10" (3.52 m x 3.00 m) with double glazed window to side aspect, radiator, feature fire surround, door leading to:-

SITTING ROOM 11'7" x 10'0" (3.52 m x 3.05 m) with double glazed window to front aspect, radiator, feature fireplace with inset wood burner with tiled hearth and wood beam over.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and claw foot bath with telephone style mixer tap, shower attachment over, shower screen and mermaid panel splashback. Opaque double glazed windows to front and side aspects, radiator, vinyl flooring, storage cupboard with shelving, heated towel rail.

FIRST FLOOR LANDING with access to loft, radiator.

BEDROOM ONE 11'6" x 10'2" (3.50 m x 3.10 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 12'4" x 8'2" (3.75 m x 2.50 m) with double glazed windows to front and side aspects. Radiator.

BEDROOM THREE 9'10" x 7'5" (3.00 m x 2.27 m) Currently in use as a walk-in wardrobe with hanging rail and overhead storage, double glazed window to rear aspect. Radiator.

FIRST FLOOR WC fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, glass splashback.

EXTERIOR To the front of the property is a gravelled parking area and side access which leads to the gated access to the rear.

The fully enclosed rear garden offers an excellent level of privacy with two timber sheds, artificial lawn and seating area directly behind the property.

Tenure The property is Freehold

Council Tax Band C

EPC To Follow

Viewing By Arrangement with Pocock & Shaw

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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.