



Marshalls Lane, Little Downham, Ely, Cambridgeshire, CB6 2SP

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## Marshalls Lane, Little Downham, Ely, Cambridgeshire, CB6 2SP

A spacious three double bedroom detached bungalow, with potential to extend (STP) and triple garage, situated on a generous plot in a small private cul-de-sac.

- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Entrance Porch & Hallway
- Three Double Bedrooms (One with En-Suite Wet Room)
- Family Bathroom
- Well Maintained & Established Front and Rear Gardens
- Driveway Parking
- Triple Garage

**Guide Price: £499,950**





**LITTLE DOWNHAM** is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

**ENTRANCE PORCH** Entrance door via car port into hallway with built-in cupboard housing gas boiler, door into:-

**KITCHEN/BREAKFAST ROOM** 13'8" x 11'11" (4.16 m x 3.62 m) with double glazed window to front. Fitted with a range of base and wall units, work surfaces over and inset 1 & 1/2 sink unit with mixer tap. Plumbing and spaces for dishwasher and washing machine, appliance spaces for tumble dryer and electric cooker. Walk-in pantry, radiator and vinyl flooring.

**INNER HALL** with access to loft with drop down ladder, two radiators, laminate flooring, built-in storage cupboard housing water cylinder.

**SITTING ROOM** 18'8" x 12'0" (5.70 m x 3.65 m) with double glazed window to rear, radiator, open fireplace (not tested) with electric coal flame effect fire and attractive surround.

**BEDROOM ONE** 10'5" x 9'11" (3.18 m x 3.02 m) with double glazed window to front, radiator, door to:-

**EN-SUITE WET ROOM** with two opaque double glazed windows. Fitted with a four piece suite comprising low level WC, wash hand basin, bidet and shower attachment. Heated towel rail.

**BEDROOM TWO** 12'6" x 11'11" (3.80 m x 3.63 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 9'11" x 8'10" (3.01 m x 2.70 m) Currently in use as a Snug with double glazed window to side. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basing and bath. Opaque double glazed window to front, extractor fan, tiled splashbacks. Radiator.

**REAR LOBBY** which in turn leads to:-

**CONSERVATORY** Split into two parts - the main part measures 23'0" x 8' 0" (7.0m x 2.45m) with double glazed windows and glass roof. Radiator, vinyl flooring. Door to:-  
Second part which has previously been used as an office / sewing room - measures 19'8" x 7'5" (6.0m x 2.25m) with double glazed windows and doors. Radiator, vinyl flooring and personal door to garage.

**EXTERIOR** The property is situated on a generous plot with off road parking for several vehicles which in turn leads to the garage. Well maintained established front lawned garden. The rear garden is fully enclosed and offers an excellent level of privacy, predominantly laid to lawn with feature flower, plants and shrubs. Brick built shed measuring 11'10" x 9'3" (3.60m x 2.82m)- ideal for an outside office or gym. Features

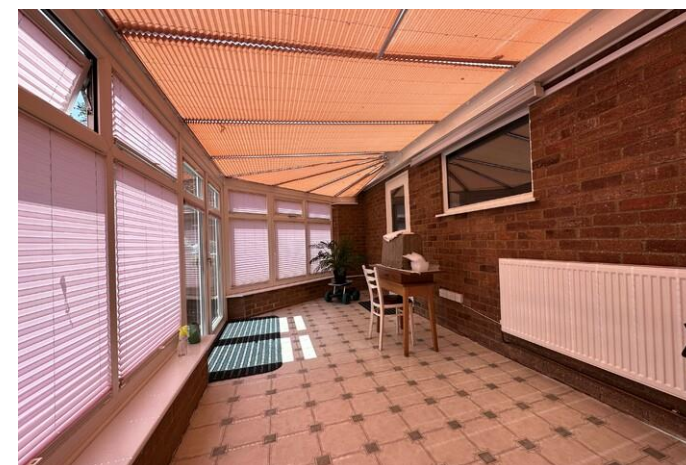
**GARAGE** Accessed via electronic rolling doors to the front - measuring 24'10" x 8'2" (7.57m x 2.50m)  
Opens up to further garage which is suitable for up to three vehicles (subject to measurements) measuring 15'7" x 8'5" (4.76m x 2.57m) with further rolling door and window to rear. Power and lighting, personal door to Conservatory. Storage into eaves and drop down ladder.

**Tenure** The property is Freehold

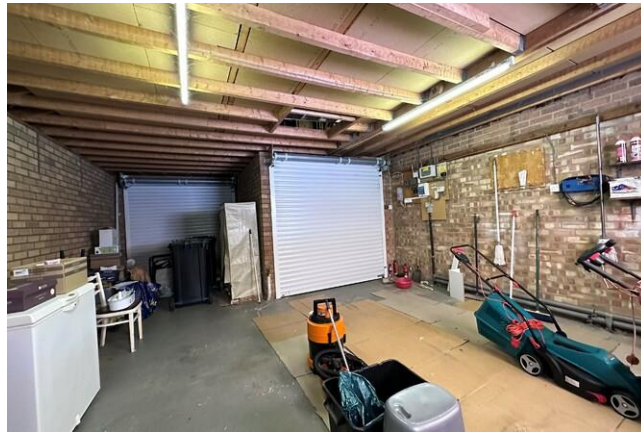
**Council Tax** Band D      **EPC** To Follow

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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. All measurements are approximate. (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.

