

APPROVED
DRAFT COPY

.....Signature

.....Date



18 The Leap, CB6 1FR

www.pocock.co.uk

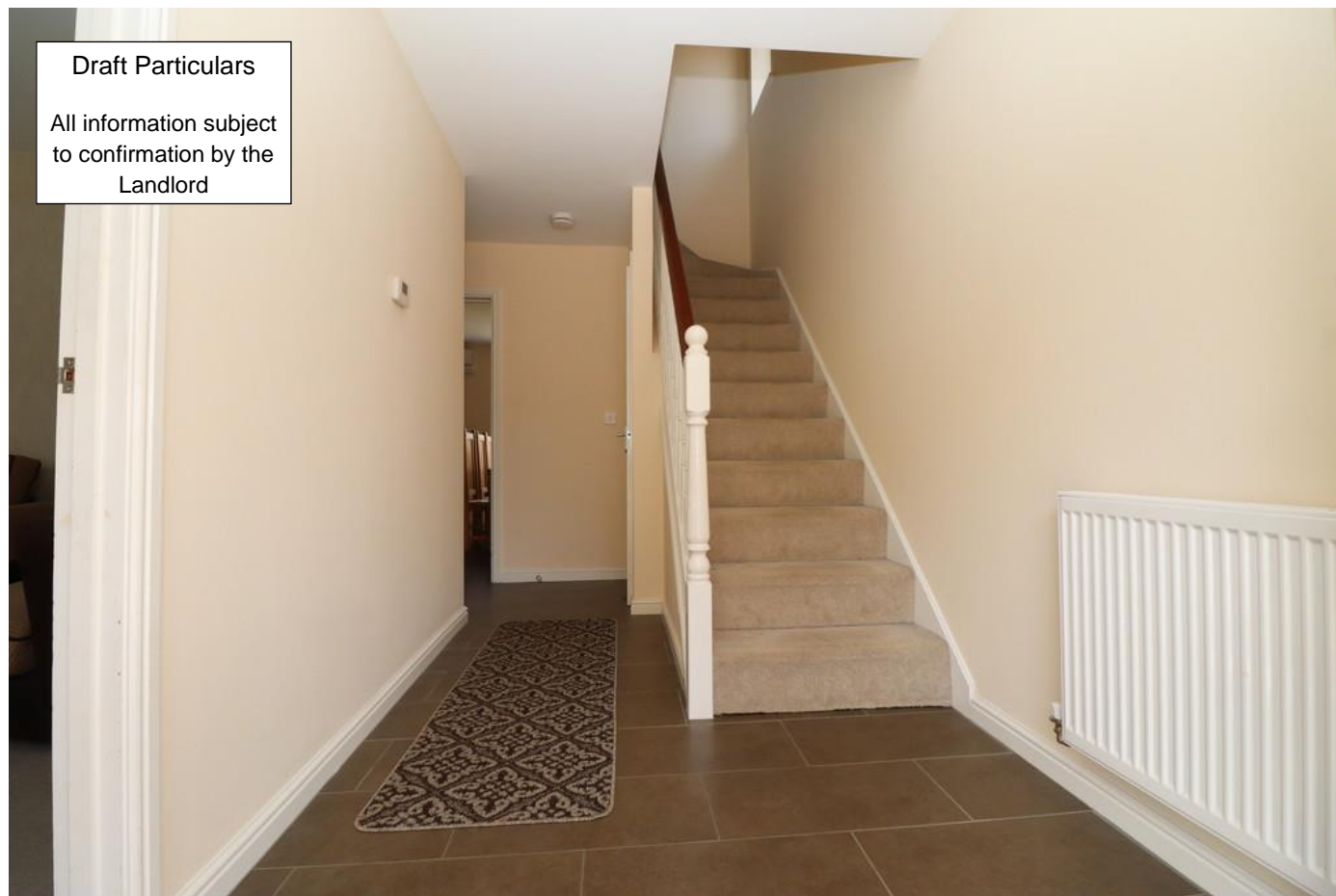
pocock & shaw
Residential sales, lettings & management

18 The Leap
Littleport
CB6 1FR

A modern four bedroom detached house situated on a popular residential development.

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- MAIN BEDROOM WITH ENSUITE SHOWER
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- GARAGE
- GARDENS
- EPC B81
- COUNCIL TAX BAND D
- FULLY MANAGED

£1275 pcm Deposit £1471
Available December 2022 Unfurnished



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 new 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 front, staircase rising to first floor with cupboard under, radiator, ceramic tiled flooring.

SITTING ROOM 15' 9" x 10' 11" (4.81m x 3.35m) with two double glazed windows to front, bespoke shelving and base units, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

KITCHEN/DINING ROOM 22' 5" x 12' 4" (6.85m x 3.77m) with double glazed window and double glazed sliding patio doors to rear.

Kitchen fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset 1 & 1/2 bowl single drainer sink unit with mixer tap, four ring gas hob with extractor canopy over and built-in double oven. Built-in appliances include dishwasher, fridge and freezer. Radiator, ceramic tiled flooring.

Dining area with further base units, ceramic tiled flooring.

UTILITY ROOM with plumbing for washing machine, space for tumble dryer, door to side aspect, ceramic tiled flooring and extractor fan.

FIRST FLOOR LANDING with opaque double glazed window to side, access to loft.

BEDROOM ONE 12' 1" x 10' 7" (3.70m x 3.25m) with double glazed window to front, built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM with low level WC, wash hand basin and double shower cubicle, tiled splashbacks, extractor fan, radiator.

BEDROOM TWO 10' 11" x 9' 6" (3.35m x 2.90m) with double glazed window to rear, built-in wardrobes, radiator.

BEDROOM THREE 10' 3" x 9' 2" (3.13m x 2.80m) with double glazed window to rear, built-in wardrobe, radiator.

BEDROOM FOUR 7' 2" x 6' 7" (2.20m x 2.03m) minimum. with double glazed window to front, built-in over stair cupboard, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Opaque double glazed window to side, useful built-in cupboard, heated towel rail, vinyl flooring.

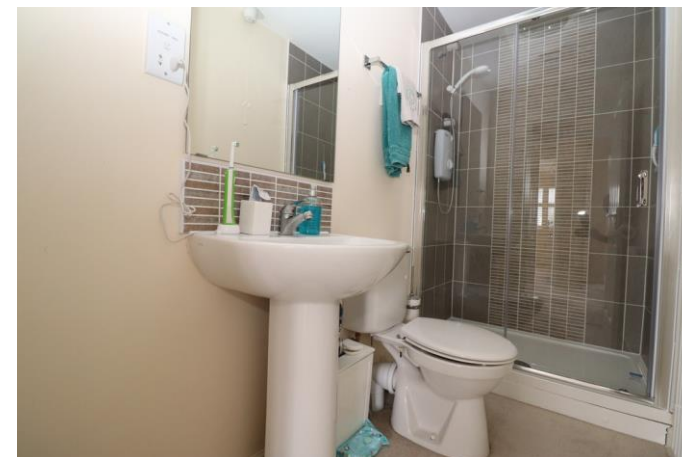
EXTERIOR To the side of the property is a single garage with up and over door, power and lighting. Gated access leads to the rear garden which is a good size and predominantly laid to lawn with plant and shrub borders.

EPC B 81

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

COUNCIL TAX Band D

REF JVD/6398





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

