



Deacons Lane, Ely, CB7 4PS

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Lyndene Cottages, Deacons Lane, Ely, Cambridgeshire CB7 4PS

A wonderful opportunity to purchase a particularly well appointed Victorian bay fronted two double bedroom two bathroom property with a stunning rear garden in this highly sought after City location.

- Entrance Hall
- Bay Fronted Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms (One with En-Suite Shower Room)
- Four Piece Bathroom
- Delightful Rear Garden
- City Centre Location

Guide Price: £350,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with entrance door having inset leaded light stained glass windows with a matching fan light over, ceramic tiled flooring, radiator, staircase rising to first floor, door through to:-

BAY FRONTED SITTING ROOM 12'10" x 11'4" (3.90 m x 3.46 m) maximum measurements to bay. Double glazed bay window to front, stripped floorboards, attractive fireplace with a matching hearth and insets, coal effect gas fire and timber surround. Radiator.

DINING ROOM 14'9" x 10'11" (4.50 m x 3.32 m) maximum measurements. Stripped floorboards, attractive open fireplace with a brick hearth, exposed brick surround and inset gas fired stove, radiator, useful walk-in understairs cupboard and sash window to rear.

KITCHEN/BREAKFAST ROOM 12'8" x 9'11" (3.87 m x 3.01 m) maximum measurements. Comprehensively fitted with a matching range of wall and base units, drawers and timber work surfaces over and tiled splashbacks. Inset single drainer ceramic sink unit with mixer taps. Cooker recess with extractor

hood over, plumbing and space for washing machine and upright fridge freezer (subject to measurements). Radiator, downlighters to ceiling and wood effect flooring.

FIRST FLOOR LANDING with hatch to boarded roof space and integrated ladder. Radiator and door to:-

PRINCIPAL BEDROOM 14'10" x 11'0" (4.51 m x 3.36 m) with two sash windows to front. Attractive painted cast iron feature fireplace, stripped floorboards, radiator, and door to:-

EN-SUITE SHOWER ROOM Suite in white comprising corner tiled shower cubicle, low level WC and pedestal wash hand basin. Chrome finish radiator/towel rail, stripped floorboards, extractor fan.

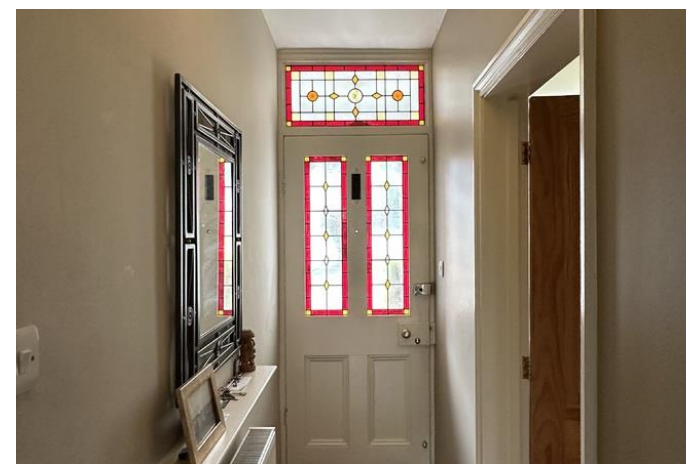
BEDROOM TWO 11'9" x 10'11" (3.57 m x 3.32 m) with double glazed sash window to rear. Radiator, stripped floorboards.

FOUR PIECE BATHROOM with double glazed sash window to rear. Panelled walls to a little over dado height and comprising pedestal wash hand basin, WC, corner shower cubicle and roll top bath sat on claw & ball feet with a central mixer tap. Extractor fan, chrome finish towel rail/radiator.

EXTERIOR The property is set back from the path behind a gravelled front garden enclosed by a mature beech hedge. Adjacent to this is a quarry tiled pathway leading to the front door.

The rear garden is a particular feature of the property. Divided into several distinct sections. Double doors from the kitchen lead to the first part which is paved and gravelled with a Wisteria clad pergola. Beyond this a path meanders to the next section and is bordered either side by a variety of perennials and shrubs. There are then gravelled beds, one of which is raised, which in turn leads to an outside office/studio, with power and light, and a mature apple tree. The final section consists of a shaped lawn, beyond which is a timber shed, enclosed by timber panel fencing.

AGENTS NOTE - Our clients have informed us that they enjoy access to the rear via No.3.





Tenure The property is Freehold

Council Tax Band C **EPC** To follow

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Ref GVD/6805

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.