



Lupins Close, Littleport, CB6 1FN

CHEFFINS

Lupins Close

Littleport,
CB6 1FN

- Available: 28/05/2026
- Deposit: £1,557
- Council tax band: C
- EPC: C

This modern recently extended home offers an entrance hall, kitchen/dining/family room, utility room, living room, cloakroom three bedrooms with en-suite to master, bathroom and enclosed rear garden with patio area. Garage and one parking space. New carpets to be fitted in living room, stairs/landing and bedrooms. Available: 28/05/2026. Deposit: £1,557. Holding deposit: £311. Council tax band: C. EPC: C

3 2 1

£1,350 PCM





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a furthermore comprehensive range of facilities available at Ely (approximately 6 miles to the South). Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

ENTRANCE HALL

with laminate flooring.

KITCHEN/DINING/FAMILY ROOM

5.89 max x 5.6 max kitchen island with induction hob, additional storage cupboards and breakfast bar, larder cupboard, quartz work surfaces, integrated appliances including a SMEG double oven, fridge/freezer and dishwasher. Patio doors to the rear garden.

LIVING ROOM

UTILITY ROOM

with base units, plumbing for washing machine and space for tumble dryer. Cupboard housing the boiler.

CLOAKROOM

fitted with a two piece suite.

BEDROOM

with built-in double wardrobe.

EN-SUITE

fitted with a low level WC, wash hand basin and walk-in double shower cubicle.

BEDROOM

BEDROOM

2.44m x 3.10m

BATHROOM

fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over.

OUTSIDE

There is a low maintenance front garden with an enclosed rear garden with patio area, pathway leads to the garage and parking.

LETTING AGENTS NOTES

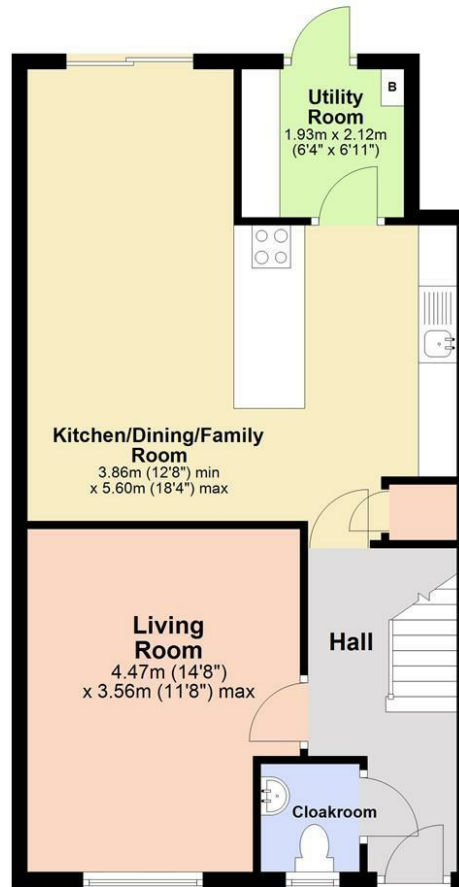
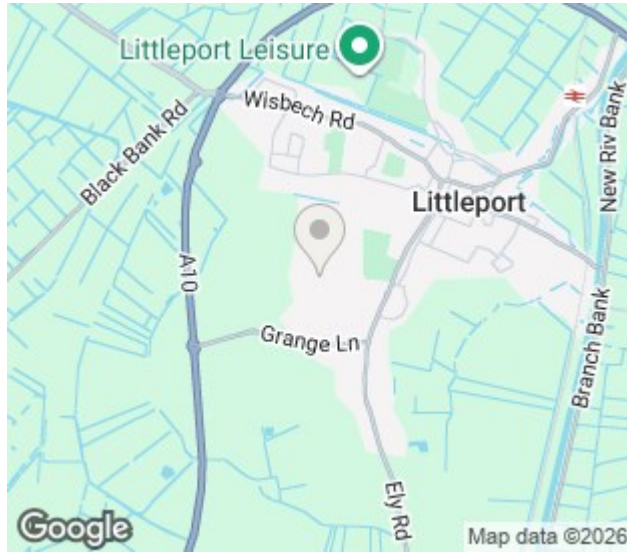
For more information on this property please refer to the Material Information brochure on our Website.





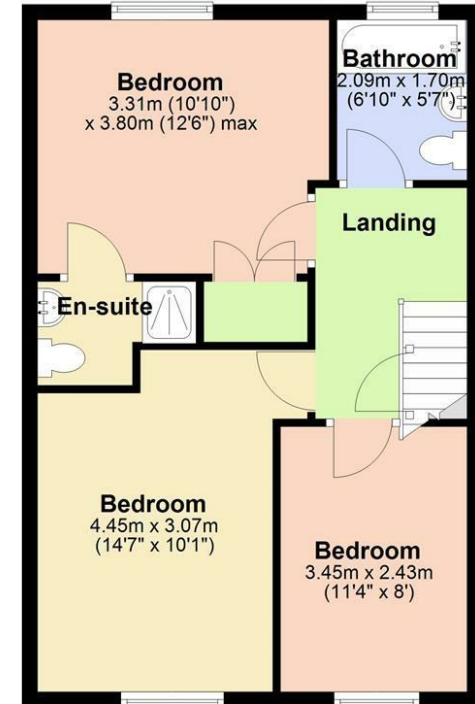
Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79 → 83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.