



Chestnut Lane, Littleport, CB6 1FQ

CHEFFINS

Chestnut Lane

Littleport,
CB6 1FQ

- Modern Semi Detached Home
- Kitchen / Dining / Family Room
- Lounge
- 3 Bedrooms (1 Ensuite)
- Enclosed Garden to Rear
- 2 Allocated Parking Spaces
- Popular Residential Development
- Freehold / Council Tax Band C / EPC Rating B

A well presented and popular style of semi detached property situated within a well regarded modern residential development.

Accommodation comprises on the ground floor, entrance hall, cloakroom, lounge and open plan kitchen/dining/living area, whilst on the first floor there are 3 bedrooms (master with ensuite) and bathroom. Outside the property benefits from an enclosed rear garden and parking.

Viewing recommended.

3 2 1



Guide Price £290,000



LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more 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 door to front aspect, stairs to first floor, radiator.

CLOAKROOM

With low level WC, pedestal hand basin, radiator, half tiled walls, double glazed window to front aspect.

LOUNGE

With double glazed window to front aspect, radiator.

OPEN PLAN KITCHEN / FAMILY ROOM

Kitchen area with 1 1/4 stainless steel unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven & grill, 4-ring gas hob, stainless steel extractor hood and splash back, space for fridge/freezer, space and plumbing for washing machine, double glazed window to rear aspect, cupboard housing gas fired boiler, under stairs storage cupboard, tiled flooring, 2 radiators, double glazed sliding doors to rear garden.

FIRST FLOOR LANDING

With double glazed window to side aspect, access to loft, over stairs storage cupboard.

BEDROOM 1

With double glazed window to rear aspect, built-in wardrobe, radiator.

ENSUITE

With suite comprising tiled shower cubicle, low level WC, pedestal hand basin, tiled floor and part tiled walls, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising panel bath with shower over, low level WC, pedestal hand basin, radiator, double glazed window to rear aspect, wall and floor tiling,

OUTSIDE

To the front of the property, which overlooks the crescent play area, you will find a low maintenance gravelled front garden with pathway to the front door and gated side access into the rear garden. To the rear there is a fully enclosed garden which is predominantly laid to lawn with patio area, pathway to the bottom of the garden with steps leading up to a raised bed containing a timber garden shed. Gated access leads to 2 allocated parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	



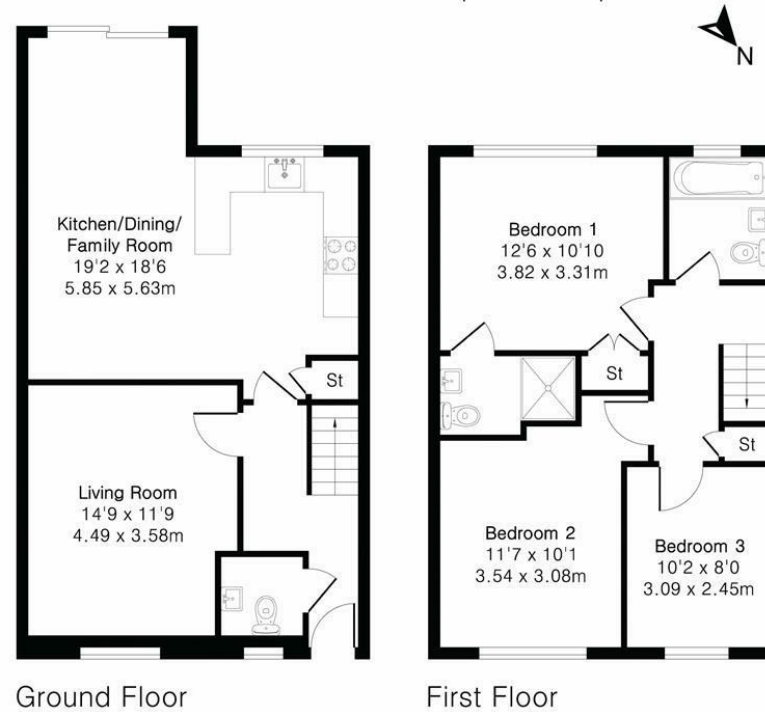
Guide Price £290,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District
 Council



Approximate Gross Internal Area 1081 sq ft - 100 sq m

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 511 sq ft – 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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