



Cornfield Lane, Littleport, CB6 1EX

CHEFFINS

Cornfield Lane

Littleport,
CB6 1EX

- Semi Detached House
- 3 Bedrooms (One Ensuite)
- Enclosed Rear Garden
- Garage And Driveway
- Freehold / Council Tax C / EPC B

Cheffins are pleased to market this well presented semi detached home situated in the popular development within Littleport.

Accommodation comprises of entrance hallway, downstairs cloakroom, open plan kitchen / diner / family area, living room, three bedrooms (one with ensuite), family bathroom, complemented with a fully enclosed rear garden and garage.

Early viewing is highly recommended.

3 2 1

Guide Price £300,000





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) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. 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, stairs leading to first floor landing, radiator and wall mounted fuse box.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap and storage under, tiled splashbacks, opaque window to front, radiator and tiled flooring.

LIVING ROOM

With window to front, radiator.

KITCHEN / DINER / FAMILY ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a quarter sink with stainless steel mixer tap, integrated 4 ring gas hob with oven under and overhead stainless steel extractor fan with tiled splashback surrounding, integrated dishwasher, space for fridge/freezer and washing machine, breakfast bar, two radiators,

tilied flooring, combi boiler and sliding door leading to the rear garden.

FIRST FLOOR LANDING

With loft hatch, overstairs storage cupboard, window to side.

BEDROOM 1

With fitted wardrobes, window to rear, radiator, door to..

ENSUITE

Fitted with a three piece suite comprising of shower cubicle with tiled splashback surrounding, low level WC, wash hand basin with mixer tap and under storage, tiled flooring, extractor fan, shaving point, radiator.

BEDROOM 2

With window to front and radiator.

BEDROOM 3

With window to front and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, extractor fan,

side panelled bathtub with tiled splashback, wash hand basin with mixer tap and storage under, opaque double glazed window to rear, shaving point, tiled flooring.

OUTSIDE

The property is situated on a cul-de-sac with block paved driveway for one vehicle with garage with up and over door connected with power and light.

The rear garden is mainly laid to lawn with gravelled borders, patio area and fully enclosed with wooden fence panelled, side access to the front. outside water tap.

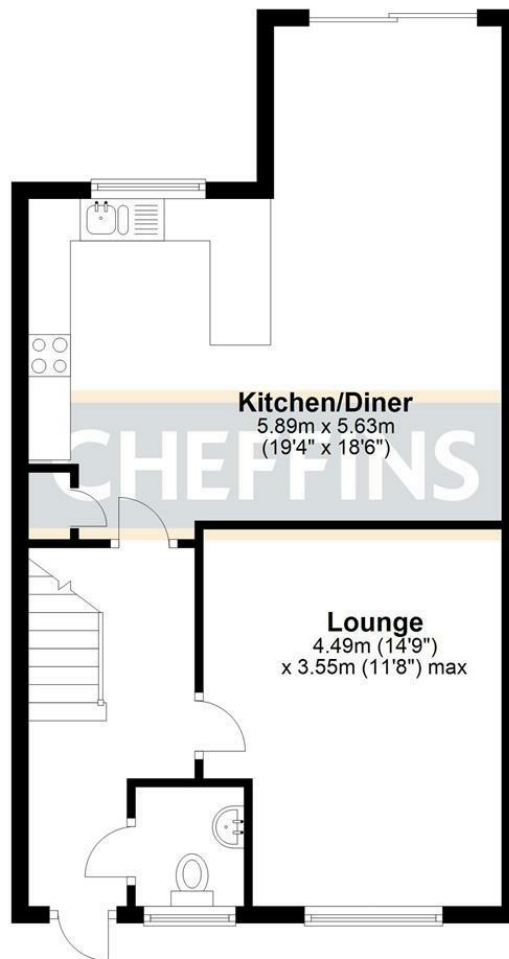
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



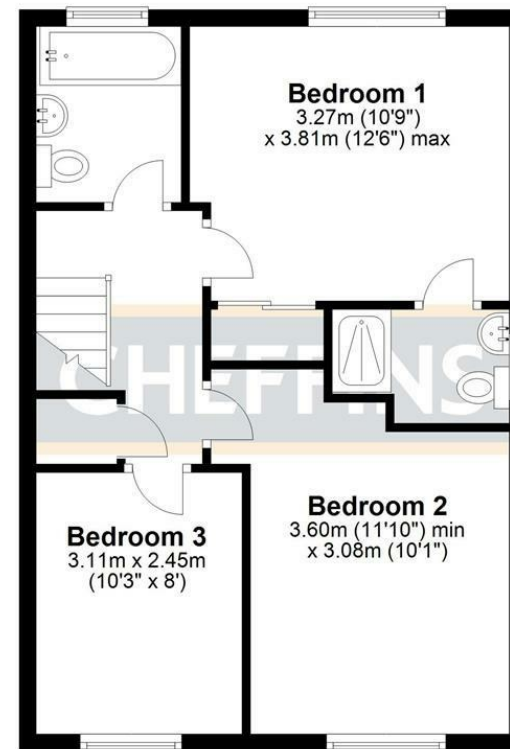
Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	84	
(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 £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.

