



Upton Lane, Littleport, CB6 1HF

**CHEFFINS**



## Upton Lane

Littleport,  
CB6 1HF

4 0 1

**Guide Price £455,000**

- Extended Detached House
- 4 Bedrooms (1 Ensuite)
- Lounge & Separate Garden / Family Room
- Spacious Kitchen / Dining Room
- Utility
- Driveway, Gardens & Garage
- No Through Lane
- FREEHOLD / COUNCIL TAX D / EPC TBC

An extended and well presented detached house situated within a highly regarded 'no through lane'. Accommodation comprises Entrance Hall, Cloakroom, Lounge, spacious open plan Kitchen / Dining Room, Utility Room, Garden Room, 4 Bedrooms (one Ensuite) and Bathroom together with Driveway, Garage and enclosed rear Garden.

Viewing recommended.





## 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 aspect, stairs to first floor with built-in storage beneath, additional cupboard, radiator.

**CLOAKROOM**

With low level WC, vanity unit with wash basin, radiator.

**LOUNGE**

With double glazed window to front aspect, television point, radiator.

**KITCHEN / DINING ROOM**

With double glazed window with bi-fold doors onto the rear garden, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, integrated dishwasher, fridge and freezer, space for range style oven, extractor canopy, 2 radiators.

**UTILITY**

With wall and base level storage units, work surfaces, sink unit and drainer, pull-out larder cupboard, space for additional fridge/freezer. plumbing for washing machine, space for tumble dryer, cupboard housing the gas fired central heating boiler.

**GARDEN / FAMILY ROOM**

With double glazed window and bi-fold doors onto garden, vertical radiator.

**FIRST FLOOR LANDING**

With airing cupboard housing water cylinder, access to loft, radiator.

**BEDROOM 1**

With double glazed window to front aspect, radiator.

**ENSUITE**

With shower cubicle, low level WC, vanity unit with wash basin, double glazed window to front aspect, heated towel rail.

**BEDROOM 2**

With a range of Sharps fitted wardrobes, drawers and desk, double glazed window to front aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, radiator.

**BEDROOM 4**

With double glazed window to rear aspect, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal wash hand basin, panelled bath with shower above, heated towel rail, double glazed window to side aspect.

**OUTSIDE**

To the front of the property there is a block paved driveway providing off street parking with a garage to the side with power and light connected. The rear garden is fully enclosed and has an extended area of paved patio leading on to a lawn.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.


**AGENT NOTE**

The property has the benefit of solar panels.





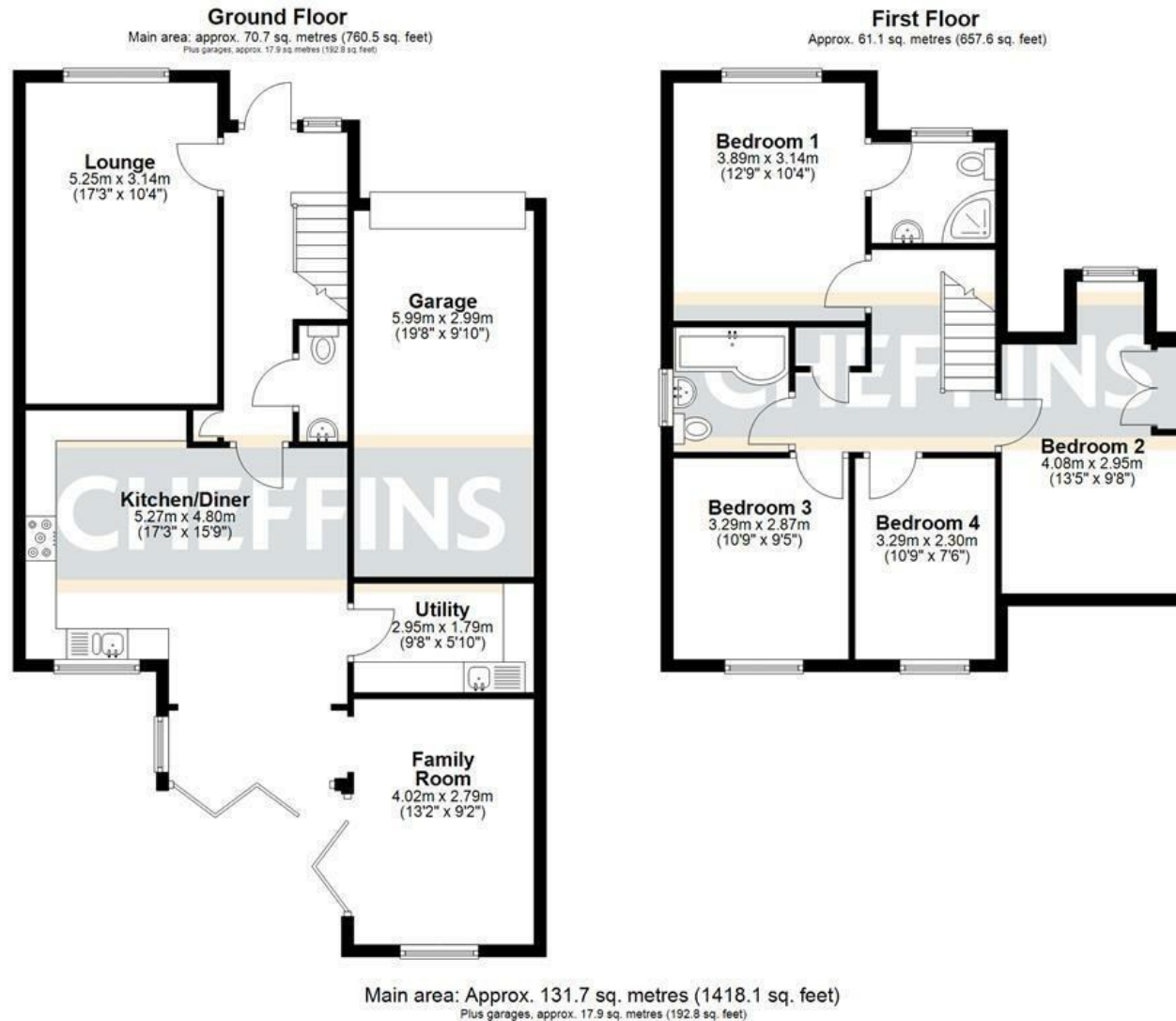


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU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

Guide Price £455,000  
 Tenure - Freehold  
 Council Tax Band - D  
 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

