



Lawn Lane, Little Downham, CB6 2TS

**CHEFFINS**

## Lawn Lane

Little Downham,  
CB6 2TS

- Semi Detached House
- 3 Bedrooms
- Spacious Lounge & Kitchen/Dining Room
- Ground Floor Wet Room
- Superb Garden of Approximately 200' in Length
- Driveway & Garage
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

A 3 bedroom semi detached property with a superb garden measuring approximately 200' in length. Accommodation comprises entrance hall, ground floor wet room, spacious lounge and kitchen/dining room, utility and 3 bedrooms. Outside there is a driveway, garage, brick outbuilding and the well maintained garden. The property is offered for sale with no upward chain.



**Guide Price £275,000**





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

## ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

## WET ROOM

With shower, wash basin, low level WC, double glazed window to side aspect, heated towel rail.

## LOUNGE

With double glazed window to front aspect, ornamental fireplace, storage cupboards, television point, radiator.

## KITCHEN / DINING ROOM

With double glazed window and door to rear garden. Fitted with a range of modern wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, oven, extractor hood, oil fired central heating boiler, fridge, radiator.

## UTILITY ROOM

With double glazed window to side aspect, plumbing for washing machine, worktop and storage units.

## BEDROOM 1

With double glazed window to front aspect, built-in wardrobes, radiator.

## BEDROOM 2

With double glazed window to rear aspect with attractive views towards countryside, radiator.

## BEDROOM 3

With double glazed window to rear aspect with attractive views towards countryside, wardrobe, radiator.

## OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway which continues alongside the house to the rear where there is a garage with metal up and over door and electricity connected. Adjoining the rear of the house there is a brick built outbuilding providing useful storage and a patio which then leads on to a well maintained lawned garden bordered by established hedges providing an excellent degree of privacy. The garden then continues into a former vegetable plot with 2 greenhouses. The garden measures approximately 200' in length.

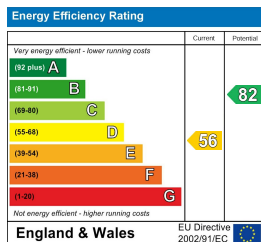
## AGENTS NOTE

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

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



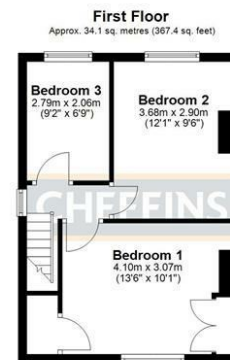
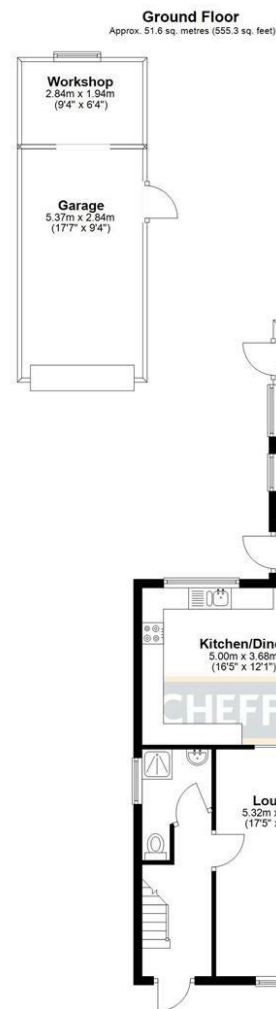


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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



Total area: approx. 85.7 sq. metres (922.7 sq. feet)

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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.

