



Chestnut Lane, Littleport, CB6 1FQ

CHEFFINS

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CB6 1FQ

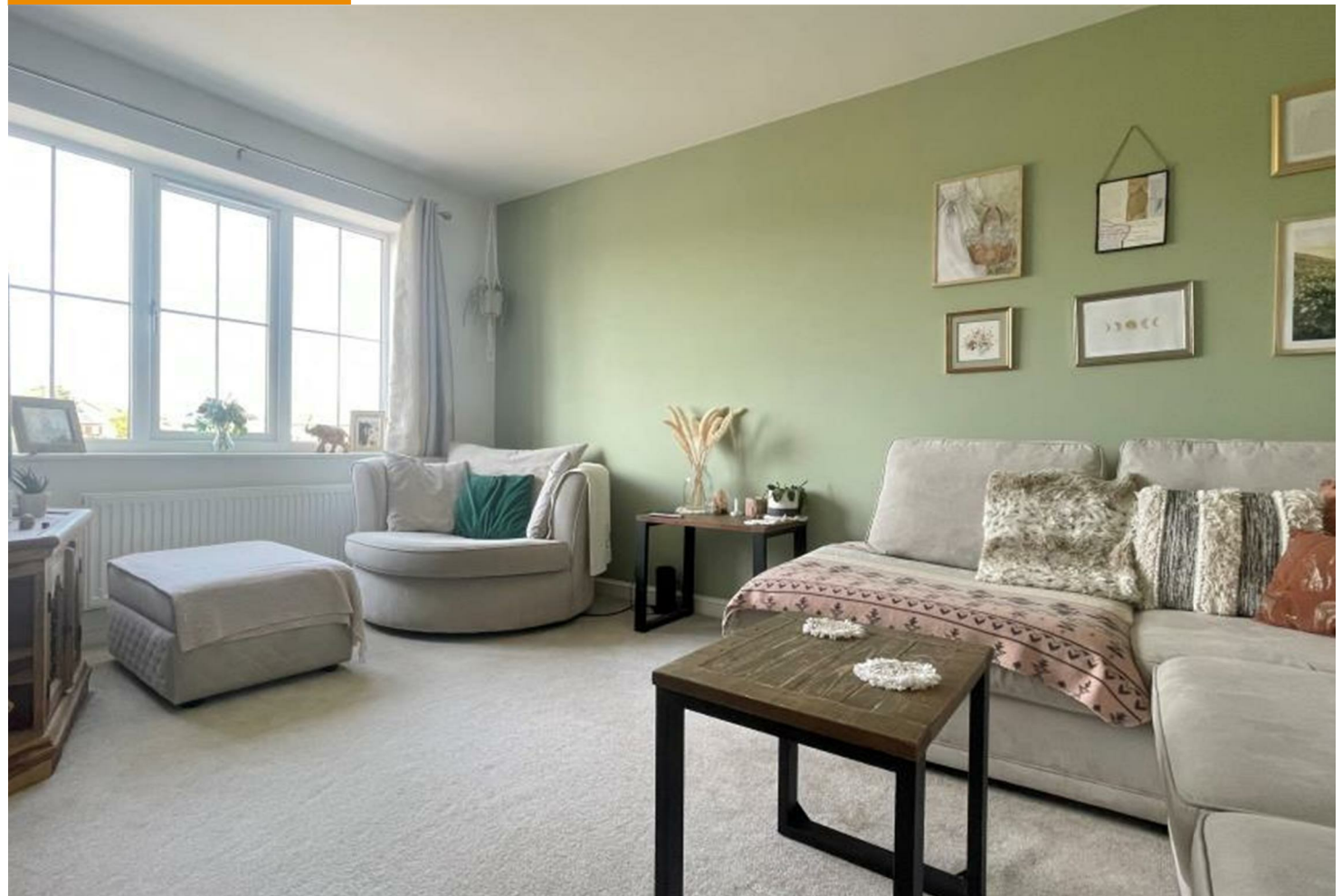
- Semi Detached House
- Kitchen / Dining Room & Living Room
- 3 Bedrooms (1 Ensuite)
- 2 Parking Spaces
- Enclosed Garden to Rear
- Sought After Development
- Beautifully Presented
- NO UPWARD CHAIN
- Freehold / Council Tax Band C / EPC Rating B

Located on this highly regarded development in Littleport is this beautifully presented semi detached house comprising of entrance hall, downstairs cloakroom, living room, kitchen/dining room, 3 bedrooms, 1 ensuite and family bathroom. Outside the property benefits from an enclosed garden to rear and 2 allocated parking spaces.

Viewing is recommended.

3 2 1

Guide Price £280,000





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 aspect, stairs to first floor, radiator, tiled flooring, door to:

CLOAKROOM

With opaque double glazed window to front, low level WC, wash hand basin with mixer tap, tiled splashback surrounding, extractor fan, tiled flooring, radiator.

LIVING ROOM

With double glazed window to front, radiator.

KITCHEN / DINING ROOM

With double glazed window to rear, matching wall and base level storage units with worktop space, integrated 1 1/4 stainless steel sink unit with mixer tap, integrated 4-ring gas hob with stainless steel extractor hood above, built-in oven and grill, spaces for washing machine, fridge/freezer and dishwasher, wall mounted combi boiler, 2 radiators, tiled flooring, sliding door through to garden, under stairs storage cupboard.

FIRST FLOOR LANDING

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

BEDROOM 1

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

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, tiled flooring, shaver point, extractor fan.

BEDROOM 2

With double glazed window to front, radiator.

BEDROOM 3

With double glazed window to front, radiator.

BATHROOM

With opaque double glazed window to rear, panelled bath, low level WC, wash hand basin with mixer tap and tiled splashback surrounding, tiled flooring, extractor fan, shaver point, radiator.

OUTSIDE

The front of the property overlooks Lowfield Crescent Park with side gated access leading into the rear garden. The rear garden is enclosed by wooden fence panels and is mainly laid to lawn with paved patio. A gate leads to 2 allocated parking spaces to the rear.

AGENTS NOTE

We are advised there is a service charge payable in respect of the upkeep of communal areas currently in the sum of £125.00 per annum.

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 £280,000

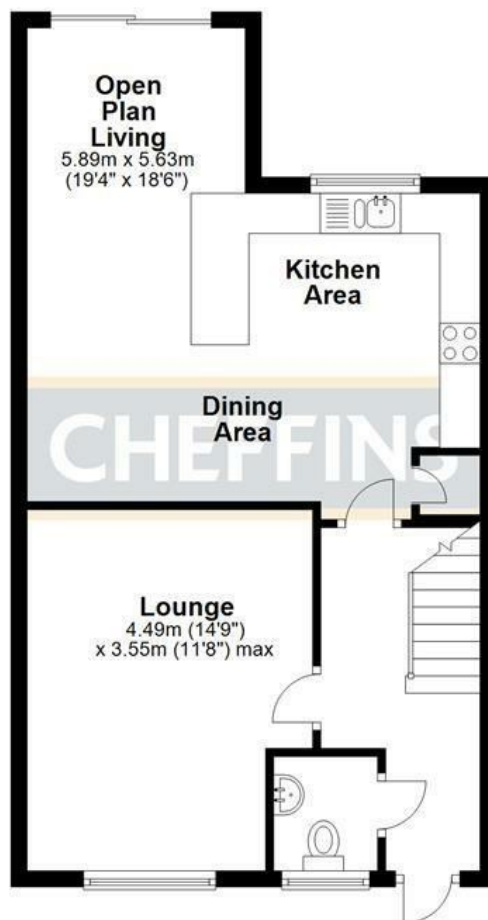
Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

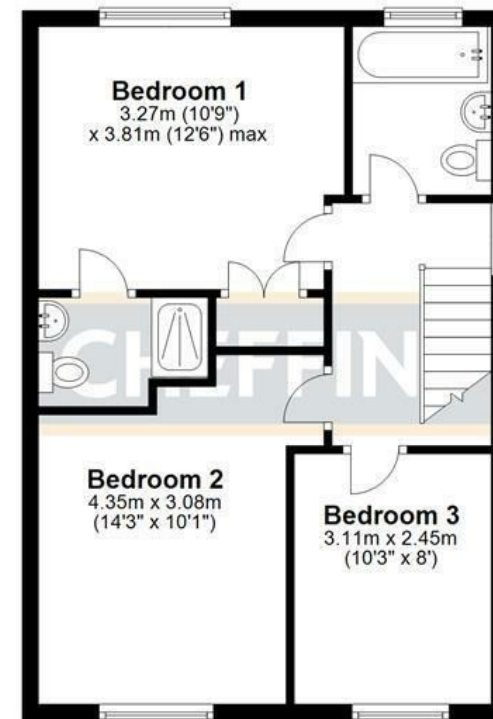
Ground Floor

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)

[For more information on this property please refer to the Material Information Brochure on our website.](#)



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25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.