



Lynn Road, Littleport, CB6 1QG

CHEFFINS

Lynn Road

Littleport,
CB6 1QG

- Deceptively spacious 3 Bedroom Detached House
- Landscaped rear garden
- Off road parking and single garage
- Kitchen / Breakfast Room
- Conservatory
- FREEHOLD / COUNCIL TAX D / EPC D

We are delighted to offer to the market this deceptively spacious family home located in the popular village of Littleport. This property was built in a development of just 4 homes. On the ground floor the property comprises of Entrance Hall, Lounge, Cloakroom, Dining Room, Conservatory providing access to the Garden, Fitted Kitchen / Breakfast Room, Boot Room and Utility Room. On the first floor there are 3 Bedrooms, Bathroom and a separate Cloakroom.

Outside the property there is offroad parking for 1-2 cars to the front and a single garage whilst the rear offers a landscaped mainly laid to lawn garden with paved patio, a timber shed and gated access.

To fully appreciate the size and quality of this fabulous family home early viewing is highly recommended. Viewings are strictly by appointment only.

3 1 2

Guide Price £395,000





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

Door to front, stairs leading to the first floor, radiator.

LOUNGE

Dual aspect, window to front and doors to the rear leading in to the Conservatory, open fireplace, 2 radiators.

DINING ROOM

Radiator, door to rear into Conservatory.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, and wash hand basin, radiator.

CONSERVATORY

P-shaped timber Conservatory with door to the side leading to the garden and a 2 radiators.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl sink with mixer tap over, integral dishwasher, window to rear, 4 ring hob with extractor hood over, double oven, integral fridge, breakfast bar and a radiator.

BOOT ROOM

Door to side, boiler, built in storage cupboard.

UTILITY ROOM

Window to the side, radiator, stainless steel sink.

FIRST FLOOR LANDING

Window to the front, airing cupboard housing a hot water tank, radiator.

BEDROOM 1

Window to the rear, radiator and some free standing furniture.

BEDROOM 2

Window to the rear, loft access, free standing wardrobes and a radiator.

BEDROOM 3

Window to the rear and a radiator.

CLOAKROOM

Fitted with a low level WC and vanity wash hand basin, window to the front, radiator.

FAMILY BATHROOM

Window to front, fitted with a two piece suite comprising of vanity

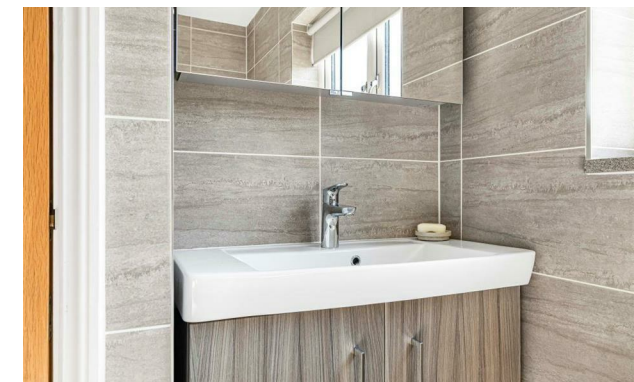
wash hand basin, panelled bath, separate shower cubicle, towel rail, extractor fan and radiator.

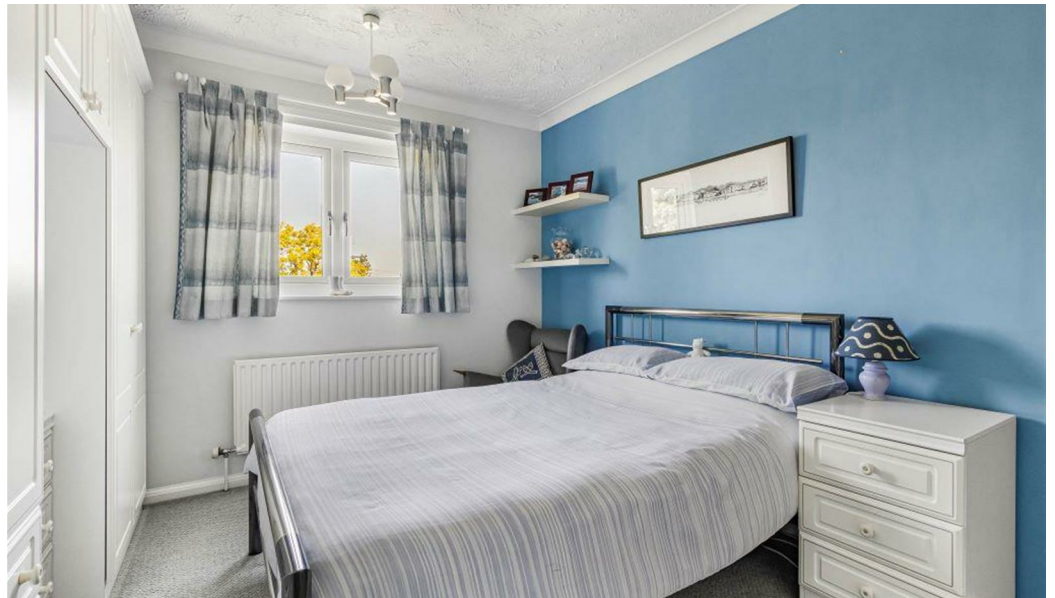
OUTSIDE

To the front of there property there is a mainly laid to lawn front garden with offroad parking for 1-2 cars leading up to a single garage. The single garage has power and light connected with a manual up and over door. The rear garden is mainly laid to lawn with a paved patio, timber shed, gated access to the front on both sides of the property.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







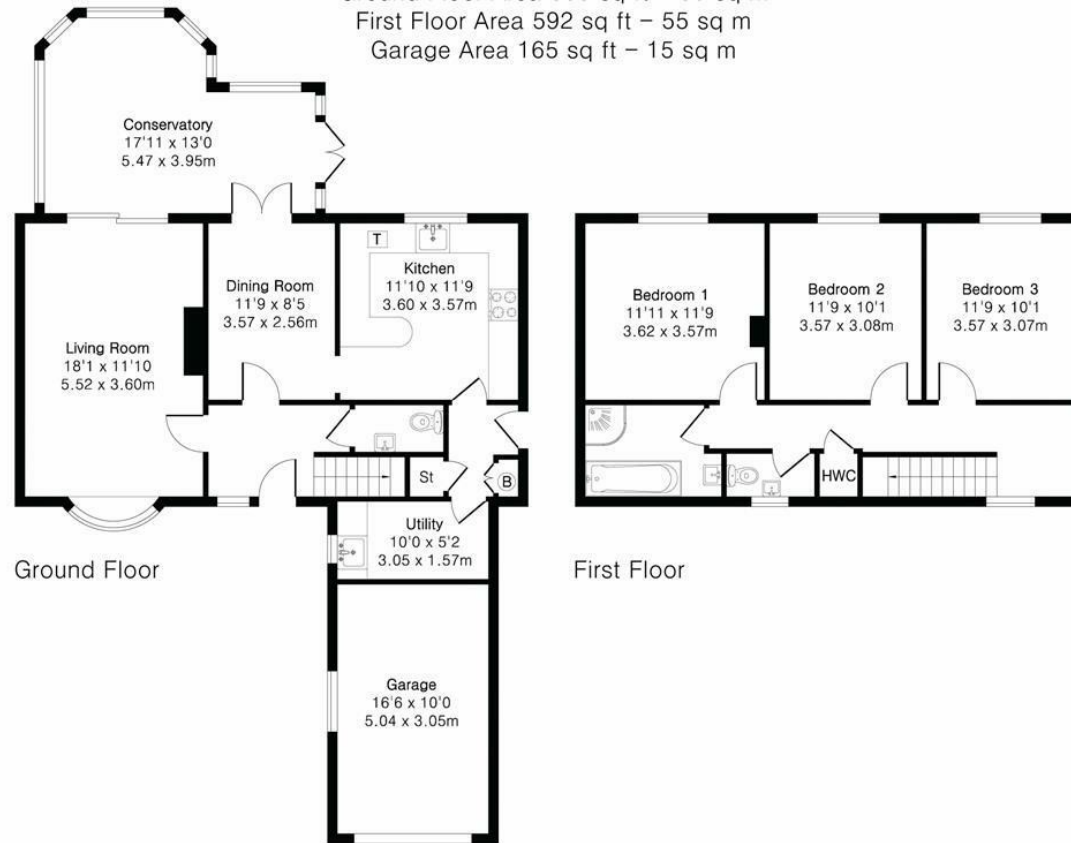


Approximate Gross Internal Area 1450 sq ft - 135 sq m

Ground Floor Area 858 sq ft – 80 sq m

First Floor Area 592 sq ft – 55 sq m

Garage Area 165 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

Guide Price £395,000

Council Tax Band - D

Local Authority - East Cambridge District Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents note:

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

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.