



Millfield, Littleport, CB6 1HN

**CHEFFINS**



# Millfield

Littleport,

CB6 1HN

- Detached Bungalow
- 3 Bedrooms
- Lounge & Conservatory
- Ample Parking & Single Garage
- South Facing Rear Garden
- Cul de Sac Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Cheffins are delighted to offer to the market this deceptively spacious detached bungalow situated in the popular Town of Littleport.

The property comprises of entrance hall, kitchen/dining room, boot room leading through to utility room, lounge and conservatory, together with 3 good size bedrooms and bathroom. Outside the property is a generous front garden that also provides off road parking for multiple cars and leads to a single garage. The rear is south facing and mainly laid to lawn with a paved patio.

This property further benefits from being offered for sale with no upward chain and viewing is recommended.

3 1 2

**Guide Price £389,950**





## 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



## HALLWAY

With door to front aspect, access to loft, radiator.

## KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink unit and mixer tap, single oven, 4-ring gas hob with extractor hood over, radiator, door to side, windows to side and front.

## BOOT ROOM

With door to front, door into garage, leading through to:

## UTILITY ROOM

With a range of base and wall units with work surfaces over, stainless steel sink unit with mixer tap, boiler, window and door to rear.

## LOUNGE

With door to rear leading into the conservatory, window to side, electric fireplace, radiator.

## CONSERVATORY

With door to side leading into the rear garden.

## BEDROOM 1

With window to rear, radiator, fitted wardrobes.

## BEDROOM 2

With window to front, radiator.

## BEDROOM 3

With window to side, radiator.

## WET ROOM

## OUTSIDE

To the front of the property there is a gravelled driveway providing parking for multiple cars. The garden to the front is mainly laid to lawn with mature shrubs and plants to borders. The front is also part walled. The rear south facing garden is mainly laid to lawn with a paved patio, gated access to front and 3 timber sheds. There is also a single garage with up and over door, power and light connected.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







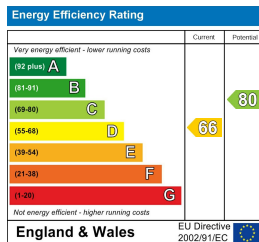


Approximate Gross Internal Area 1246 sq ft - 116 sq m

Garage Area 148 sq ft - 14 sq m



Ground Floor



Guide Price £389,950

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs 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 practice. 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: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

