



Barkhams Lane, Littleport, CB6 1NN

**CHEFFINS**

## Barkhams Lane

Littleport,  
CB6 1NN

- No Onward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Ensuite To Bedroom 1
- Separate Utility Room
- Off-Road Parking For 2 Vehicles
- Garden to Side And Rear
- Freehold / Council Tax Band D / EPC Rating D

Cheffins offer to the market this deceptively spacious detached 2 bedroom bungalow, offered with no onwards chain, located in the popular village of Littleport.

The detached bungalow comprised of a lounge, dining room, kitchen with a separate utility room, 2 double bedrooms with an ensuite to bedroom 1 along with a further shower room completing the internal accommodation. Outside, the property benefits with off-road parking for 2 vehicles along with a mainly laid to lawn side and rear garden with paved patio and side access.

The property is available to view by appointment only.

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**Guide Price £299,950**





## 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.

## ENTRANCE HALL

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

## LOUNGE

Windows to front and side aspects, 2 radiators, decorative fireplace.

## DINING ROOM

With window to rear and patio doors to side, radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral oven, 4-ringed gas hob and extractor hood, breakfast bar, sink with mixer tap over, boiler, window to rear aspect, radiator.

## UTILITY

With window to rear aspect, plumbing for washing machine.

## SHOWER ROOM

With window to front aspect, shower cubicle, vanity unit with wash basin, low level WC, storage cupboard, radiator.

## BEDROOM 1

With window to rear aspect, built-in wardrobes, radiator.

## ENSUITE

With window to rear aspect, shower cubicle, low level WC, vanity unit with wash basin, radiator.

## BEDROOM 2

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

## OUTSIDE

To the front of the property there is a block paved driveway for 2 vehicles and to the side and rear there is a mainly laid to lawn garden with paved patio, timber shed and side access.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| 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>                            |         | 78        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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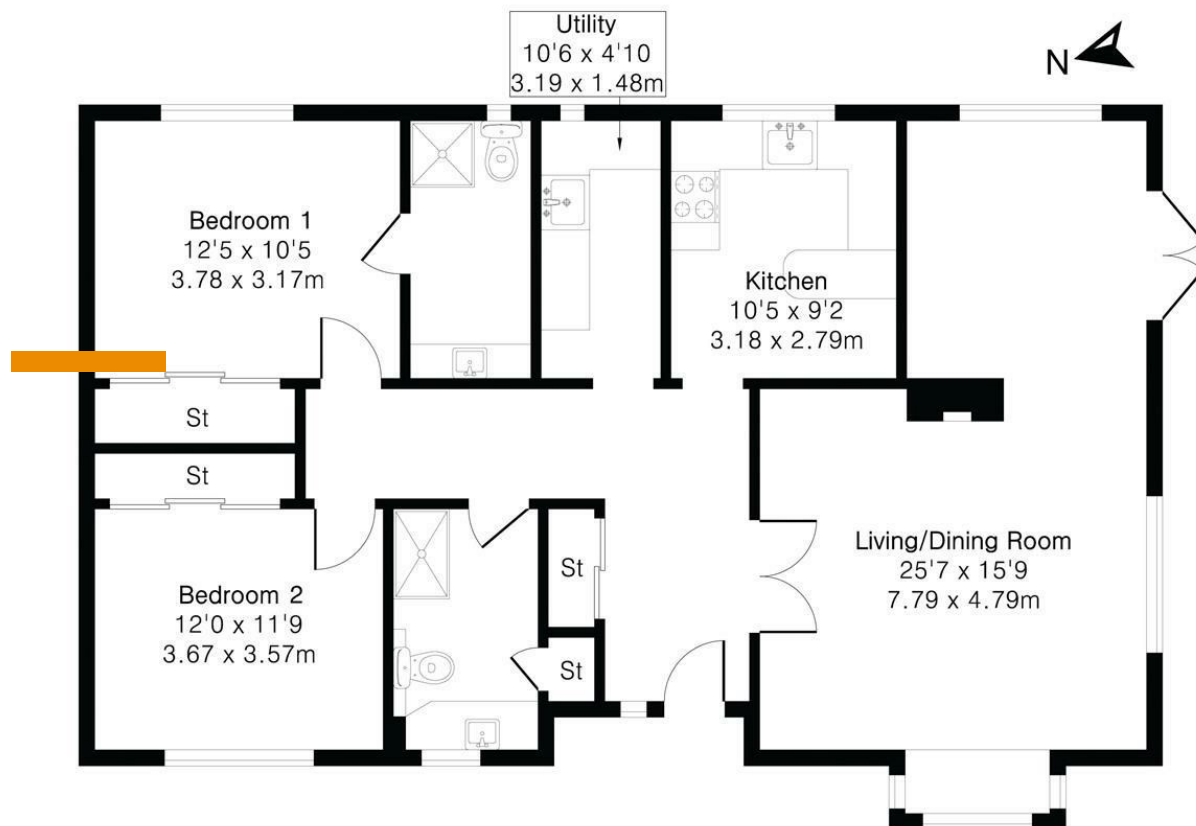
Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs District

Council

Approximate Gross Internal Area 1090 sq ft - 101 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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