



Kingsmead Court, Littleport, Ely, Cambridgeshire CB6 1LR

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A beautifully presented two bedroom home situated on a generous corner plot with potential to extend (STP) and garage to the side which has been partially converted to an office. No upward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Driveway Parking & partially converted Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £245,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL with opaque double glazed window to front aspect, laminate flooring, staircase rising to first floor. Radiator.

SITTING ROOM 12'0" x 11'8" (3.65 m x 3.55 m) with double glazed window to front aspect, radiator, useful understairs storage cupboard and door to:-

KITCHEN/BREAKFAST ROOM 14'7" x 8'8" (4.45 m x 2.65 m) with double glazed window to rear aspect and double glazed sliding patio doors opening to rear. Radiator. Fitted with an attractive range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap and metro style tiled splashbacks. Four ring gas hob with extractor canopy over, single oven, built-in fridge freezer, built-in slimline dishwasher, plumbing for washing machine and laminate flooring.

FIRST FLOOR LANDING with double glazed window to side aspect, access to loft.

BEDROOM ONE 11'8" x 10'2" (3.55 m x 3.10 m) with double glazed window to front aspect, feature panel wall, useful overstairs storage cupboard and built-in single and double wardrobes with overhead storage and hanging space.

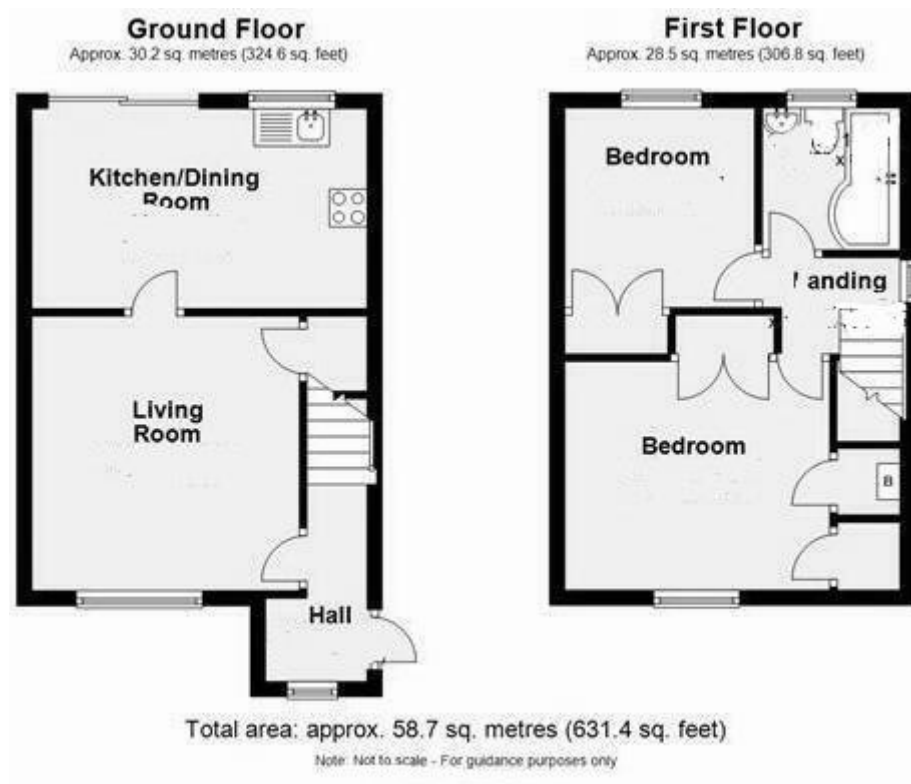
BEDROOM TWO 9'0" x 8'4" (2.75 m x 2.55 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

BATHROOM Fitted with an attractive three piece suite comprising 'P' shape bath with separate shower attachment over, metro style splashbacks, low level WC and wash hand basin. Opaque double glazed window to rear aspect, heated towel rail, laminate flooring.

EXTERIOR To the front is a small landscaped garden with driveway to the side providing off road parking for several vehicles which in turn leads to the GARAGE which has been converted to an outside office with power and lighting and personal door leading to the rear garden.

The rear garden is of an excellent size for this style of property. It is fully enclosed with a large patio area directly behind the property and a lawned garden with raised plant and shrub borders.

Tenure	The property is Freehold
Council Tax	Band B
EPC	D (68/85)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-5222S



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.