

Three Horseshoes Wisbech Road Littleport CB6 1RA  
£250,000

**Balmforth**  
Estate Agents, Valuers & Letting Agents



## **DESCRIPTION**

This deceptively spacious four bedroom detached house is situated on a corner plot and benefits from a separate dining room, kitchen/breakfast room, snug/study, with a feature fireplace, four double bedrooms and is offered with no onward chain. The current owner has carried out a comprehensive refurbishment which includes decorating throughout, new flooring and boundary fences. In addition the property has a 'rural position' with views over fields to the front and yet it is just a mile drive to the market town of Littleport.

## **FEATURES**

**Tenure: Freehold**

**Parking: Off road parking for several vehicles**

**Gardens: To front, side and rear**

**Heating: Oil central heating**

**Doors/windows: upvc double glazed**

**Council tax band (2016/17): E - £1968.71**

**EPC rating band: E**

**Broadband: 2Mb Std, Min. 10-15Mb**

**Fibreoptic**

**(Estimated download speed by BT on postcode)**

## **THE ACCOMMODATION COMPRISES:-**

**'L' SHAPED ENTRANCE HALL:**

**CLOAKROOM: 2'10" x 5'11" (0.86m x 1.8m)**

Grey suite comprising wc and handbasin.

**LOUNGE: 12'8" x 11'8" (3.86m x 3.56m)**

Brick feature fire surround with open fire.

**DINING ROOM: 12'8" x 12'10" (3.86m x 3.91m)**

Door to:-

**KITCHEN/BREAKFAST ROOM: 12'7" x 11' (3.84m x 3.35m)**

Double glazed doors leading to patio area, oil boiler.

**SNUG/STUDY ROOM: 12'9" x 11' (3.89m x 3.35m) max**

Fireplace with electric fire.

**ON THE FIRST FLOOR:**

**LANDING:**

With steps leading down to bedroom three & four.

**BEDROOM ONE: 13'7" x 11'5" (4.14m x 3.48m)**

**BEDROOM TWO: 13'6" x 9' (4.11m x 2.74m) max**

**BEDROOM THREE: 13'10" x 12'7" (4.22m x 3.84m) Sloping ceilings**

**BEDROOM FOUR: 12'8" x 9'7" (3.86m x 2.92m) max Sloping ceilings**

**'L' SHAPED BATHROOM: 9'3" (2.82m)**

**reducing to 5'11" x 10'1" (1.8m x 3.07m) max**

Fitted suite consisting of wc, handbasin and bath.

## **OUTSIDE:**

Front garden laid to lawn and bounded by panelled fencing. Rear garden laid to lawn with patio area, septic tank and bounded by panelled fencing.

**AGENTS NOTE: This property has a septic tank**

## **VILLAGE & LOCAL AREA**

Littleport with a history backdating to King Canute offers shopping facilities, a sports centre, a church and transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines.

There are two primary schools in the village.

Littleport is situated about 6 miles north of the Cathedral City of Ely and with a village by-passed giving easy access to Cambridge, which is about 20 miles away.

## **VIEWING**

**By appointment through Balmforth Estate Agents, Valuers & Lettings Agents**

**T: 01638 711171 E:**

**mildenhall@balmforth.co.uk**

## **DIRECTIONS**

From Mildenhall, head towards Beck Row on the A1101 for approximately 13 miles, at the roundabout take the 2nd exit onto the A10, continue to the next roundabout and take the 3rd exit onto the Wisbech Road A1101 and the property will be found approximately 1 mile on the right hand side on a right hand corner.



Download our iphone and ipad apps at the app store. Just search "teamprop"





GROUND FLOOR  
APPROX. FLOOR  
AREA 758 SQ.FT.  
(70.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 768 SQ.FT.  
(71.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

## 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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JSS>

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



22-26 High Street, Mildenhall,  
Suffolk, IP28 7EQ  
Tel: 01638 711171  
Email: [mildenhall@balmforth.co.uk](mailto:mildenhall@balmforth.co.uk)  
[www.balmforth.co.uk](http://www.balmforth.co.uk)

**FBM6183**