



Barkhams Lane, Littleport, Ely, Cambridgeshire CB6 1NN

www.pocock.co.uk



Barkhams Lane, Littleport, Ely, Cambridgeshire CB6 1NN

A charming two/three bedroom detached bungalow offering flexible living accommodation with off road gated parking and a beautifully landscaped rear garden.

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM/BEDROOM TWO
- LOUNGE/BEDROOM THREE
- STUDY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FRONT GARDEN WITH GATED PARKING
- LANDSCAPED REAR GARDEN

Guide Price: £317,500



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 new 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 Door to front, radiator, access to boarded loft with ladder.

LOUNGE/BEDROOM THREE 12'8" x 11'5" (3.87 m x 3.48 m) with bay window to front aspect. Radiator.

DINING ROOM/BEDROOM TWO 12'3" x 10'2" (3.74 m x 3.09 m) Window to front aspect, radiator.

BEDROOM ONE 12'3" x 10'2" (3.74 m x 3.09 m) with window to rear aspect, fitted wardrobes, radiator.

KITCHEN/BREAKFAST ROOM 15'9" x 11'11" (4.81 m x 3.62 m) Fitted with range of base units with work surfaces over, stainless steel sink unit with mixer tap. Airing cupboard housing boiler, radiator, ornamental cast iron fireplace. Window and door to side aspect.

SITTING ROOM/ GARDEN ROOM 13'4" x 11'11" (4.07 m x 3.62 m) Door to rear aspect with access to rear garden, radiator, air conditioning unit.

UTILITY ROOM 21'0" x 5'10" (6.41 m x 1.77 m) Door to front aspect, three windows to side aspect, further space for washing machine and tumble dryer. Wall mounted air conditioning unit.

STUDY 10'7" x 8'5" (3.23 m x 2.56 m) Door to side aspect with access to rear garden, two windows facing rear aspect, electric heater.

BATHROOM Comprising panelled bath with shower over, vanity wash basin, low level WC, heated towel rail, window facing rear aspect.

FIRST FLOOR LOFT ROOM 13'3" x 11'7" (4.04 m x 3.54 m)

EXTERIOR Front Garden providing off street parking. Borders with shrubs and plants, gated side pedestrian access to rear garden.

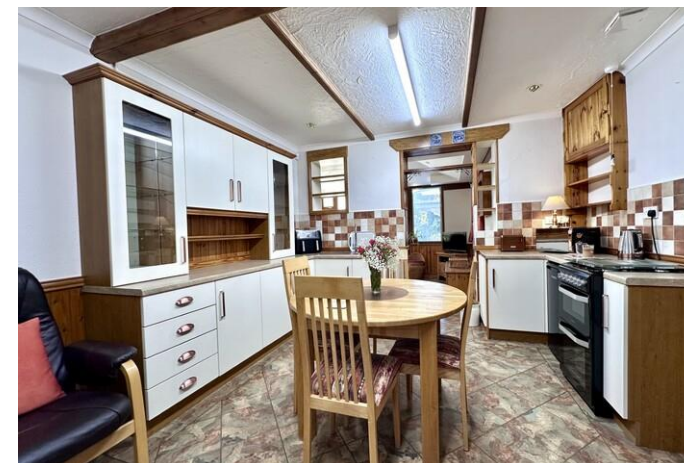
Rear garden, patio area, mainly laid to lawn with well stocked mature shrub borders and beds. Summerhouse and garden shed with mains electrics. Gated pedestrian access to both sides of the property.

Tenure The property is Freehold

Council Tax Band C **EPC** D (60/79)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7168





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. (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.