



**Willow Court, Littleport, Ely, CB6 1NQ**

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## Willow Court, Littleport, Ely, Cambridgeshire CB6 1NQ

An established detached bungalow situated within a secluded 'No through Road' position and is rarely available. Accommodation comprising sitting room, kitchen/dining room conservatory, three bedrooms, utility, driveway, garage and private gardens.

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Bathroom
- Utility Room
- Driveway & Garage
- Private Gardens

**Guide Price: £390,000**





**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 entrance door to front aspect.

**SITTING ROOM** 19'0" x 11'11" (5.79 m x 3.64 m) Dual aspect room with double glazed windows to front and rear aspects.

**OPEN PLAN KITCHEN/DINING ROOM** 19'0" x 9'10" (5.78 m x 2.99 m) with double glazed window to rear aspect and patio doors to conservatory. Fitted with a range of matching wall and base units with drawers, inset single drainer sink unit, space for freestanding cooker and extractor hood above, plumbing for utilities.

**CONSERVATORY** 13'3" x 8'3" (4.05 m x 2.51 m) Of brick and UPVC built construction, double doors to garden.

**UTILITY ROOM** 6'6" x 5'8" (1.98 m x 1.72 m) with single drainer sink unit, plumbing for utilities.

**BEDROOM ONE** 13'5" x 12'0" (4.08 m x 3.65 m) with fitted built-in wardrobes and double glazed window to front aspect.

**BEDROOM TWO** 14'1" x 9'10" (4.29 m x 2.99 m) with fitted built-in wardrobe, double glazed window rear aspect.

**BEDROOM THREE** 8'11" x 8'10" (2.71 m x 2.69 m) with double glazed window to side aspect.

**BATHROOM** Fitted with a three piece suite comprising bath, low-level WC and wash hand basin. Double glazed window to front aspect.

**EXTERIOR** The property benefits from wraparound gardens to either side and rear with a variety of mature plants and shrubs. Stone borders, pathways and glass greenhouse. Viewing is highly recommended to be fully appreciated.

**Tenure** The property is Freehold

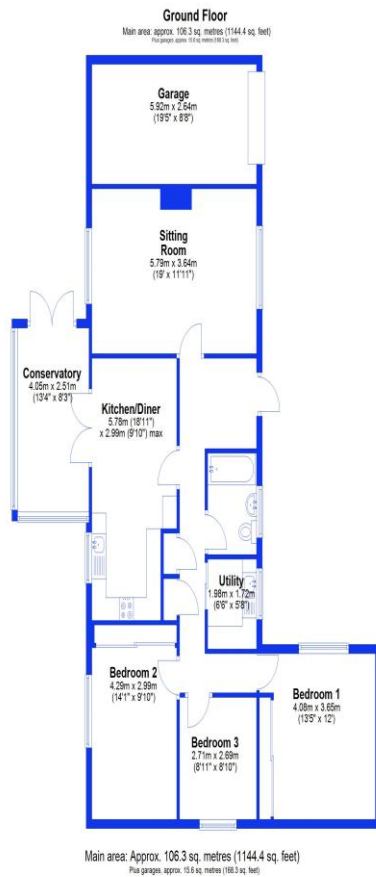
**Council Tax** Band D **EPC** D (62/80)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7233







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.