



**Upton Lane, Littleport, Ely, Cambridgeshire CB6 1HF**

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## Upton Lane, Littleport, Ely, Cambridgeshire CB6 1HF

A spacious three bedroom detached chalet style property with parking and garage situated at the end of a lane in this well served village.

- Entrance Hall & Cloakroom
- 'L' Shaped Living/Dining Room
- Conservatory
- Kitchen and Utility Room
- Study/Bedroom Three
- Two First Floor Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden

**Guide Price: £325,000**





**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 door to front aspect, staircase rising to first floor with useful under stairs storage cupboard, engineered oak flooring, door to garage, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a three piece suite comprising wash hand basin and low level WC. Double glazed window to side aspect, heated towel rail.

**STUDY/BEDROOM THREE** 11'7" x 8'8" (3.52 m x 2.64 m) Dual aspect with double glazed windows to front and side, engineered oak flooring, radiator.

**KITCHEN/BREAKFAST ROOM** 10'8" x 8'4" (3.24 m x 2.54 m) with double glazed window to side aspect. Fitted with a range of oak wall and base units and drawers, together with matching work surfaces, ceramic sink unit and drainer, built-in Neff electric double oven, electric hob, extractor hood, plumbing for dishwasher, under floor heating, radiator.

**UTILITY ROOM** 8'6" x 6'2" (2.60 m x 1.89 m) with door and double glazed window to side aspect. Fitted with oak wall and base units, work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, radiator.

**'L' SHAPED LIVING ROOM/DINING ROOM** 21'6" x 19'7" (6.55 m x 5.98 m) Feature brick fireplace with oak beam and wood burning stove, double glazed windows to side and rear aspects, French doors to conservatory, two radiators.

**CONSERVATORY** 11'3" x 8'10" (3.44 m x 2.68 m) Of brick and double glazed construction with double doors opening to garden.

**FIRST FLOOR LANDING** with Velux window, shelved storage cupboard, radiator.

**BEDROOM ONE** 19'7" x 9'11" (5.96 m x 3.02 m) maximum measurements. Double glazed window to rear aspect and two Velux windows, two pairs of built-in double wardrobes, eaves access points, two radiators.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, built-in WC and wash hand basin with storage cupboard beneath, Velux window, heated towel rail.

**BEDROOM TWO** 13'4" x 11'3" (4.06 m x 3.44 m) with Velux windows to both sides and double glazed circular window to front aspect, eaves access points, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising bath, built-in WC and wash basin with storage cupboards beneath, Velux window, heated towel rail.

**EXTERIOR** To the front of the property gated access leads to a driveway which in turn leads to a single **GARAGE** with electrically operated up and over door. The garage houses the gas fired central heating boiler, has power and light connected and a door into the property. Pedestrian access leads to an enclosed and mature rear garden. The garden has an area of paved patio leading onto a lawn bordered by established planting, bushes and with a selection of small trees. There is also a timber built storage shed and pergola.

<b>Tenure</b>	The property is Freehold		
<b>Council Tax</b>	Band D	<b>EPC</b>	C (76/84)
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>		
<b>Ref</b>	MJW-7230		







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.