



Meadow Court, Littleport, Ely, Cambridgeshire CB6 1LQ

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A well-appointed detached family home offering extended accommodation which includes a superb open plan kitchen/family room, ample off-road vehicle parking and enclosed garden.

- Entrance Vestibule
- Lounge
- Open Plan Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom/Wet Room
- Ample Off Road Parking
- Integral Garage
- Rear Enclosed Garden

Guide Price: £300,000



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 VESTIBULE with door to front aspect and door into lounge.

LOUNGE 16'0" x 12'7" (4.88 m x 3.84 m) with staircase rising to first floor, double glazed window to front aspect and radiator.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM
25'5" x 9'5" (7.75 m x 2.87 m)

Kitchen Area - Fitted with a range of matching units, including wall mounted units, base, units and drawers with inset with 1 & 1/4 stainless steel sink and drainer. Space for freestanding range master style cooker, integral dishwasher.

Family Room Area- with double glazed doors to rear garden and vertical radiator.

REAR LOBBY with door to integral garage and built-in storage cupboard housing the hot water tank.

UTILITY ROOM 9'5" x 8'5" (2.87 m x 2.57 m) Base units, with circular sink and separate drainer, plumbing for utilities. Double glazed window to rear aspect.

DOWNSTAIRS CLOAKROOM Two piece suite comprising low level WC and wash hand basin.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 12'5" x 9'7" (3.78 m x 2.92 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 9'7" x 8'7" (2.92 m x 2.62 m) with double glazed window to rear aspect, fitted built-in wardrobes and radiator.

BEDROOM THREE 21'0" x 6'8" (6.40 m x 2.03 m) maximum measurements. Double glazed window to front aspect. Radiator.

BEDROOM FOUR 9'3" x 7'8" (2.82 m x 2.34 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM / WET ROOM Fitted with a three piece suite comprising bath, open electric shower, low-level WC and wash hand basin. Tiled splashbacks, radiator, double glazed window to rear aspect.

EXTERIOR To the front, you will find ample, off-road vehicle parking leading to the integral garage. Gated access leads to the fully enclosed rear garden with extensive paved patio opening to the lawned garden.

Tenure The property is freehold

Council Tax Band C **EPC** D (63/77)

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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.