



Lester Drive, Haddenham, Ely, Cambridgeshire CB6 3UW

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A modern detached bungalow situated in a cul-de-sac offered for sale with no upward chain. Accommodation comprises entrance hall, kitchen, lounge/dining room, conservatory, two bedrooms, bathroom and side porch, together with south facing rear garden, driveway and garage.

- Detached Bungalow
- Kitchen
- Lounge/Diner
- Conservatory
- Two Bedrooms
- Bathroom
- South Facing Rear Garden
- Driveway Parking & Garage
- Cul-De-Sac Location

Guide Price: £230,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL with radiator, access to loft with power and light connected, storage cupboard with electric central heating boiler.

LOUNGE/DINER 17'9" x 10'1" (5.42 m x 3.07 m) with double glazed window to side aspect, electric fire, radiator and double glazed French doors leading to:-

CONSERVATORY with double glazed windows to side and rear aspects, double glazed door to side leading to the rear garden.

KITCHEN 9'11" x 7'3" (3.02 m x 2.21 m) Fitted with a range of base units, drawers and wall mounted units with work surfaces over and inset ceramic sink unit. Plumbing for washing machine, built-in oven with separate electric hob over, ceramic tiled floor and splashbacks. Double glazed window to front aspect and double glazed door leading to:-

SIDE ENTRANCE PORCH with double glazed door to front, windows to side and rear.

BEDROOM ONE 11'9" x 9'5" (3.59 m x 2.87 m) with double glazed window to rear aspect, built-in wardrobes, radiator.

BEDROOM TWO 8'11" x 8'0" (2.73m x 2.43m) with double glazed window to front aspect. Radiator.

BATHROOM with double glazed window to side aspect. Fitted with a three piece suite comprising wash hand basin, low level WC and panel enclosed bath with electric shower over. Ceramic tiled splashbacks, radiator.

EXTERIOR To the front there is a lawned front garden with established shrubs. The south facing rear garden is enclosed by fencing with a patio area, a variety of mature flowers, shrubs and tree borders and laid mainly to gravel. Side access leads to the garage and driveway.

The **GARAGE** has a metal up and over door, power, light and eaves storage.

Tenure The property is Freehold

Council Tax Band C **EPC** E (39/67)

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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.