



Shire Lane, Littleport, Ely, Cambridgeshire CB6 1GR

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An immaculately presented detached family home situated within walking distance of a local primary school. Spacious accommodation includes four double bedrooms, two reception rooms, kitchen/dining room, driveway and garage.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- KITCHEN/DINING ROOM
- FOUR DOUBLE BEDROOMS WITH ENSUITE TO BEDROOM ONE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SINGLE GARAGE & DRIVEWAY WITH OFF ROAD PARKING

Guide Price: £389,950



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 With door to front aspect, stairs to first floor, useful storage area, radiator.

CLOAKROOM Comprising low level WC, pedestal washbasin, radiator.

SITTING ROOM 16'5" x 13'9" (5.00 m x 4.19 m) Double glazed window to rear aspect, French doors to garden, two radiators.

FAMILY ROOM 17'5" x 9'0" (5.31 m x 2.75 m) Double glazed window to front aspect, radiator.

KITCHEN/DINING ROOM 17'3" x 12'0" (5.26 m x 3.66 m) One and a quarter stainless steel sink and drainer. Fitted with a range of base units with drawers and working surfaces over. Matching range of wall mounted units. Fitted electric oven, integrated fridge/freezer and dishwasher, four ring hob with extractor over and stainless-steel splashback. Radiator. Double glazed window to front aspect, French doors to rear garden.

LANDING

BEDROOM ONE 16'5" x 13'1" (5.00 m x 4.00 m) Dual aspect with double glazed windows to rear and side aspect, radiator, fitted built-in wardrobes.

ENSUITE SHOWER ROOM Comprising shower cubicle, low level WC, pedestal washbasin, heated towel rail, tiled floor. Double glazed window to side aspect.

BEDROOM TWO 12'0" x 9'3" (3.67 m x 2.82 m) Dual aspect with double glazed windows to front and side aspect. Radiator.

BEDROOM THREE 12'2" x 8'0" (3.70 m x 2.45 m) Double glazed window to front aspect. Radiator.

BEDROOM FOUR 12'2" x 8'11" (3.70 m x 2.72 m) Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Comprising panel bath with shower over and hand shower attachment. Low level WC, pedestal washbasin, heated towel rail, tiled floor.

EXTERIOR The property is situated within a corner plot position with public footpath to front aspect leading to the local primary school. Rear garden is fully enclosed and is predominately laid to lawn and paved patio. Gated access leading to driveway and single garage and providing off road parking and benefits from EV charging.

Tenure The property is Freehold

Council Tax Band E

EPC (85/94)

Viewing By Arrangement with Pocock & Shaw
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Ref PEO-7085





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.