



Lynton Drive, Ely, Cambridgeshire CB6 1DQ

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## Lynton Drive, Ely, Cambridgeshire CB6 1DQ

A delightful bay fronted 1930's semi-detached three bedroom property which lies in a small desirable cul-de-sac location.

- Entrance Hall & Cloakroom
- Two Reception Rooms
- Kitchen
- Garden Room/Conservatory
- Three Bedrooms
- Bathroom
- Front Garden with Vehicle Hard Standing
- Superb Rear Garden
- No Upward Chain

**Guide Price: £380,000**





**ELY** Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE HALL** with entrance door to front, staircase rising to first floor with useful cupboard under, radiator, door to:-

**CLOAKROOM** with double glazed window to front. Suite in white comprising close coupled WC and wash hand basin with tiled splashbacks.

**REAR SITTING ROOM** 12'8" x 10'0" (3.85 m x 3.04 m) (extending to 4.84m) Dual aspect room with double glazed windows to side and front. Wood effect flooring. Two sets of double doors to Kitchen and Dining room. Radiator.

**FRONT RECEPTION ROOM/DINING ROOM** 15'11" x 10'0" (4.84m x 3.04m) with double glazed bay window to front. Wood effect flooring, radiator, fireplace (not in use).

**KITCHEN** 12'2" x 9'4" (3.70m x 2.85m) Fitted with a matching range of wall and base units with work surfaces over, inset single drainer sink unit and tiled splashbacks. Ceramic tiled flooring, cooker recess with extractor hood over, plumbing and space for both slimline dishwasher and washing machine. Double glazed windows to side and rear and door to:-

**GARDEN ROOM/CONSERVATORY** 9'11" x 7'3" (3.03m x 2.22m) Of brick and double glazed construction under a mono-pitched polycarbonate roof with ceramic tiled floor and door to garden.

**FIRST FLOOR LANDING** with hatch to roof space, double glazed window to side on return of staircase.

**REAR BEDROOM ONE** 12'8" x 8'9" (3.85 m x 2.67 m) to chimney breast. Double glazed window to rear overlooking the garden with far reaching views to the Octagon of Ely Cathedral. Fitted wardrobes to one wall, one of which houses the gas boiler which serves the hot water and central heating systems. Radiator.

**FRONT BEDROOM TWO** 13'2" x 10'0" (4.02 m x 3.06 m) with double glazed bay window to front. Fitted wardrobes comprising three doubles with a central dressing table. Wood effect flooring, radiator.

**BEDROOM THREE** 7'5" x 5'5" (2.26 m x 1.65 m) with double glazed window to front. Radiator.

**BATHROOM** with double glazed window to rear. Suite in white comprising panel enclosed bath with twin grips and shower unit over, pedestal wash hand basin and closed coupled WC. Fully tiled walls, chrome finish towel rail/radiator.

**EXTERIOR** The property lies on the right hand side towards the end of the cul-de-sac. It is set back behind a frontage consisting of a gravelled bed with a raised border and beds to the front. Adjacent to this is an area of hardstanding providing off street parking space. A door leads to a covered lean-to area, useful for storage and which measures approximately 5.5m x 2.22m (18'1" x 7'3"). Beyond this is a useful brick storage/workshop which also may lend itself to a potential outside studio or office - approximately 3.3m x 2.2m (10'10" x 7'3").

**REAR GARDEN** The rear garden is a particular feature of the property. The first part consists of an almost full width block paved patio with a gravelled bed and a variety of perennials/shrubs to one side, whilst to the other are two raised beds, two greenhouses and a timber shed. Within the next section is a shaped lawn with a pathway and beds with a variety of shrubs and perennials. Finally, a small pergola/arch leads to a further area which is gravelled shaped beds.







**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw

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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. 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.