



Dexter Lane, Littleport, Ely, Cambridgeshire CB6 1GE

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A well presented three bedroom semi-detached family home situated on a generous plot with planning permission to extend to the rear and a loft conversion.

- Modern Semi-Detached Home
- Planning Permission Ref 23/000141/Ful
- Living/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite)
- Garage & Off Road Parking
- Enclosed Rear Garden

Guide Price: £280,000



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 entrance door to front aspect, staircase rising to first floor, radiator.

CLOAKROOM with double glazed window to front aspect, fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

KITCHEN/BREAKFAST ROOM 13'11" x 9'3" (4.24 m x 2.82 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with drawers and work surfaces over, inset stainless steel sink unit and drainer, built-in electric oven and gas hob with extractor hood over. Breakfast island. Plumbing for washing machine and dishwasher, cupboard housing gas fired central heating boiler. Radiator.

SITTING ROOM/DINING ROOM 16'7" x 15'11" (5.05 m x 4.85 m) with double glazed windows and French doors to Conservatory, understairs storage cupboard. Radiator.

CONSERVATORY 9'7" x 9'2" (2.92 m x 2.80 m) Of double glazed construction with French doors to rear garden.

FIRST FLOOR LANDING with access to loft, airing cupboard housing hot water cylinder.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath. Double glazed window to rear aspect. Radiator.

BEDROOM ONE 13'3" x 9'6" (4.04 m x 2.90 m) with double glazed window to front aspect. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail/radiator.

BEDROOM TWO 10'6" x 9'6" (3.20 m x 2.90 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 8'9" x 6'9" (2.67 m x 2.06 m) with double glazed window to front aspect. Radiator.

EXTERIOR To the front of the property is a small garden enclosed by box hedging with a pathway to front door. Adjacent driveway provides off street parking and in turn leads to the **GARAGE**.

The fully enclosed rear garden is predominantly laid to lawn with a feature decking area and timber shed.

AGENTS NOTE There are Service/Maintenance charges for the development of approximately £150 per annum.

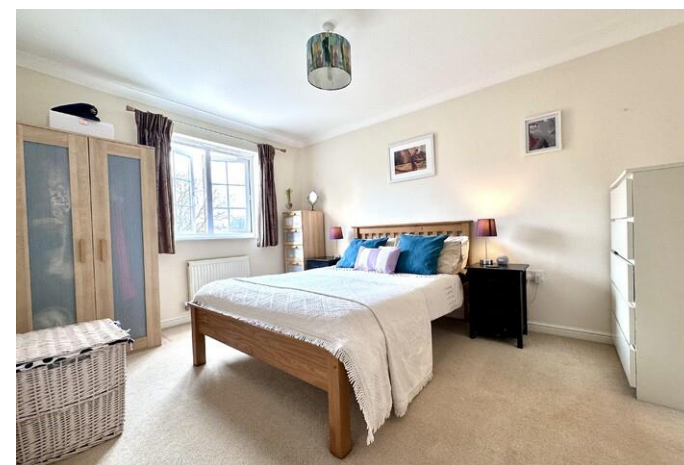
Tenure The property is Freehold

Council Tax Band B

EPC C (76/87)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6946





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