



## Harvest Way, Littleport, Ely, Cambs, CB6 1EY

No Upward Chain!! - Built in 2022 - Beautifully Presented - Detached House - 3 Double Bedrooms - Kitchen/Dining Room - Lounge - En-Suite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway & Garage - Call To View - (01354) 696700

**£300,000**



#### Ground Floor

Porch  
LVT flooring, radiator and door to;

Lounge  
4.73m (15'5") x 3.13m (10'2")  
Double glazed window to front, two radiators and fitted carpet.

Hallway  
LVT flooring and stairs to first floor and door to;

Kitchen/Dining Room  
5.75m (18'8") x 2.18m (7'1")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, built-in fridge/freezer, washer/dryer, built-in electric oven, built-in gas hob, double glazed window to rear, built-in under stairs storage cupboard, radiator, LVT flooring and double doors leading to the garden.

WC  
Fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks, radiator and LVT flooring.

#### First Floor

Landing  
Double glazed window to side, two built-in storage cupboards, radiator and fitted carpet.

Master Bedroom  
5.74m (18'8") max x 2.75m (9')  
Three double glazed windows to front, radiator, fitted carpet and door to:

En-suite  
Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, part tiled walls, double glazed window to side, heated towel rail and LVT flooring.

Bedroom 2  
3.39m (11'1") x 2.22m (7'2")  
Double glazed window to rear, radiator and fitted carpet.

Bedroom 3  
3.43m (11'2") x 2.18m (7'1")  
Double glazed window to rear, radiator and fitted carpet.

#### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, part tiled walls, double glazed window to side, radiator and LVT flooring.

Garage  
Connected with power and lighting and fitted with an Up and over door.

Outside  
To the front of the property is a tarmac driveway, with paved paths with decorative stones either side, providing access to the garage.

A side gate allows access to an enclosed rear garden which comprises lawn, paved and decked area with planted shrubs to the rear.

EPC Rating: B



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.