

Asking Price £495,000

Freehold



89 Lynn Road, Ely, Cambridgeshire, CB6 1DD



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## Extended and greatly improved 1930s semi-detached house well placed for access to the city centre.

A 1930s semi-detached house which has been extended and greatly improved by the present owners to create a fine family home which combines the convenience of modern day living with the character and charm of the original building. The property has been extended at ground floor level to create a stunning kitchen/family room, with vaulted ceiling and bi-fold doors along the entire rear elevation, which has open access to a dining area providing the ideal area for family and social entertaining. Further accommodation includes a sitting room, cloakroom, 3 bedrooms and spacious re-fitted bathroom with separate shower. Heating is gas fired to radiators and the windows are sealed unit double glazed. there is off road parking to the front of the property and an enclosed garden to the rear. The Council Tax is currently Band C and the EPC rating is currently Band D.

The property is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

### Features

- Well Placed For Access To The City Centre
- Stunning Ground Floor Extension
- Open Plan Kitchen/Dining/Family Room
- Exposed Timber Floors & Original Doors
- Spacious re-Fitted Bathroom
- NO ONWARD CHAIN





**Porch:**  
Front entrance door to:-

**Entrance Hall:**  
Exposed timber floor and stairs to first floor with storage cupboards under.

**Cloakroom:**  
Low level WC, pedestal wash basin, timber panelled walls to dado rail and exposed timber floor.

**Sitting Room:**  
Fireplace, exposed timber floor and bow window to front aspect.

**Dining Room:**  
Fireplace, exposed timber floor and open access to kitchen/family room.

**Kitchen/Family Room:**  
Tiled floor, under floor heating, vaulted ceiling incorporating three velux windows, range of base and wall cabinets, 5 ring gas hob with extractor fan above, integrated dishwasher and island unit with integrated oven, further cabinets and drawers . Glazed door and bi-fold doors along the entire rear elevation and door to utility room.

**Utility Room:**  
Work surfaces, base and wall cabinets, position for washing machine, wall mounted Worcester gas boiler, exposed timber floor and glazed door to outside.

#### **FIRST FLOOR:**

**Landing:**

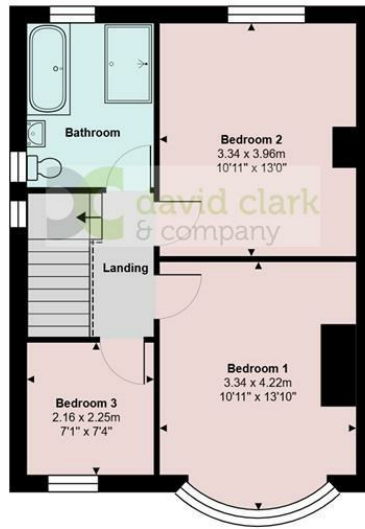
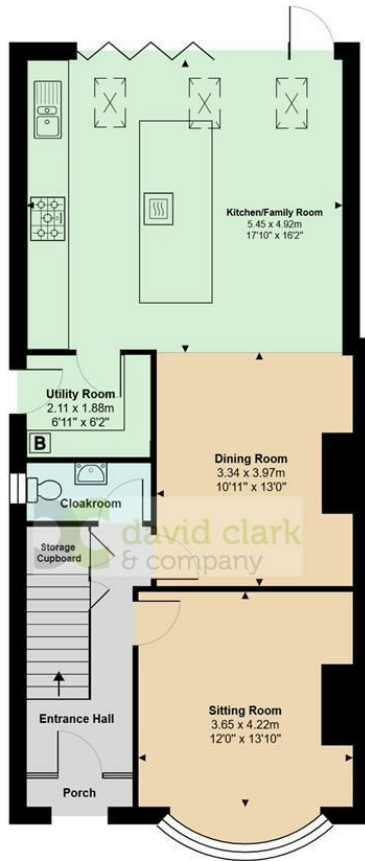
**Bedroom 1:**  
Exposed timber floor and bow window to front.

**Bedroom 2:**  
Exposed timber floor.

**Bedroom 3:**  
Exposed timber floor.

**Bathroom:**  
Tiled floor, loft hatch to roof space, heated towel rail and traditional white suite comprising low level WC, pedestal wash basin, panelled bath and shower cubicle.

**OUTSIDE:**  
A pedestrian and vehicular right of way over the neighbouring property (91 Lynn Road) leads to a gravelled area to the front of the house providing off street parking for at least two cars. Gated access to side leads to a covered bicycle area and on to the rear garden which is fully enclosed by and contains an area of lawn, flower and shrub beds and a raised paved terrace.



About 114.5 m<sup>2</sup> ... 1232 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.

**TENURE**  
Freehold

**SERVICES**  
Water, Gas, Electricity and Drainage.

**LOCAL AUTHORITY**  
East Cambridgeshire District Council

**COUNCIL TAX BAND**  
C

Directions to the property using What3Words.  
Enter the following link in your browser then click Waze or Google Maps:

<https://w3w.co/water-rapid-bogus>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>		<b>86</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	<b>68</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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