



Yeomans Way, Littleport, CB6 1FL

CHEFFINS

Yeomans Way

Littleport,
CB6 1FL

- Available: 21/07/2025
- Detached family home
- Driveway & double garage
- EPC: B

Modern detached family home benefitting from a double garage and driveway providing ample parking. Available: 21/07/2025. Deposit: £2,019. Holding fee: £403. Minimum 6 month term. Council tax band: E. EPC: B



£1,750 PCM





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South)including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

ENTRANCE HALL

with stairs to the first floor, laminate flooring. Door to:

KITCHEN/DINING ROOM

with double glazed windows and door to rear, fitted with a range of matching base and eye level storage units, 11/4 stainless steel sink unit and drainer with mixer tap, 4-ring gas hob with stainless steel extractor fan, integrated dishwasher, oven, grill and fridge/freezer. Opening to:

UTILITY AREA

wall and base units, extractor fan, wall mounted combination boiler, double glazed window to side, stainless steel sink with mixer tap, washing machine and tumble drier, laminate flooring, radiator.

LIVING ROOM

with double glazed windows to front, wall mounted fuse board, opening to:

SITTING ROOM

with double glazed French doors leading into the garden, radiator. Door to:

STUDY

with double glazed window to front, radiator.

CLOAKROOM

with low level WC, wash hand basin with tiled splashback, extractor fan, laminate flooring.

FIRST FLOOR LANDING

With access to loft, radiator, airing cupboard with pressurised water tank.

BEDROOM

with double glazed window to rear, built-in wardrobes, radiator. Door to:

EN-SUITE

with opaque double glazed window to rear, extractor fan, shower cubicle with tiled splashback, low level WC, wash hand basin with mixer tap and tiled splashback, vinyl flooring, radiator.

BEDROOM 2

with double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM 3

with double glazed to front, radiator.

BEDROOM 4

with double glazed window to rear, radiator.

FAMILY BATHROOM

with opaque double glazed window to front, extractor fan, panelled bath with overhead rainfall shower head, tiled splashback surrounding, low level WC, wash hand basin with mixer tap, heated towel rail, vinyl flooring.

OUTSIDE

The rear garden is enclosed by brick wall and wooden fence panels and is mainly laid to lawn with patio area and herbaceous borders. Side gated access leads to the driveway and double garage.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



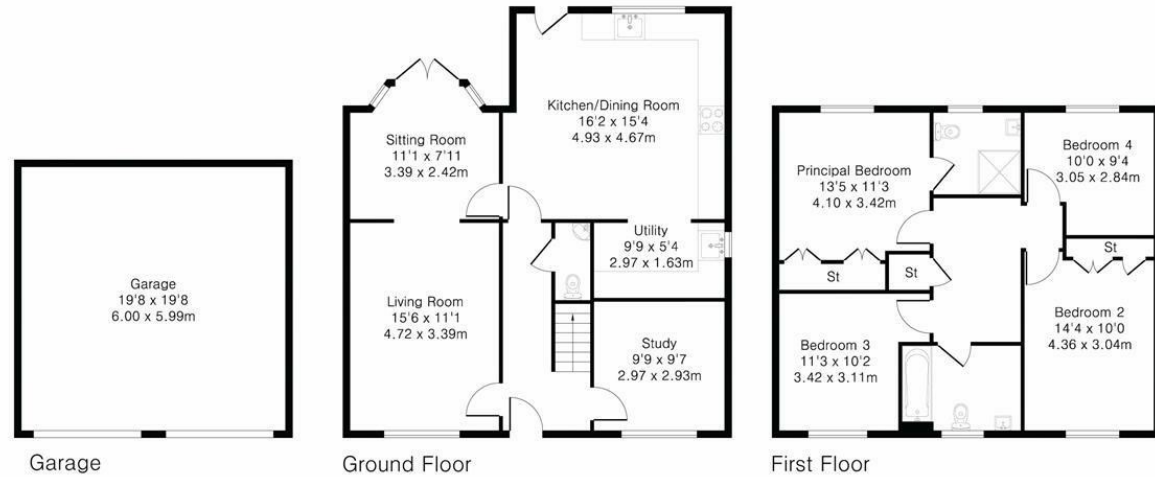


Approximate Gross Internal Area 1450 sq ft - 134 sq m

Ground Floor Area 789 sq ft – 73 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 387 sq ft – 36 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



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.