



11 Cross Lane, Little Downham
Ely, CB6 2TJ

Guide price £395,000



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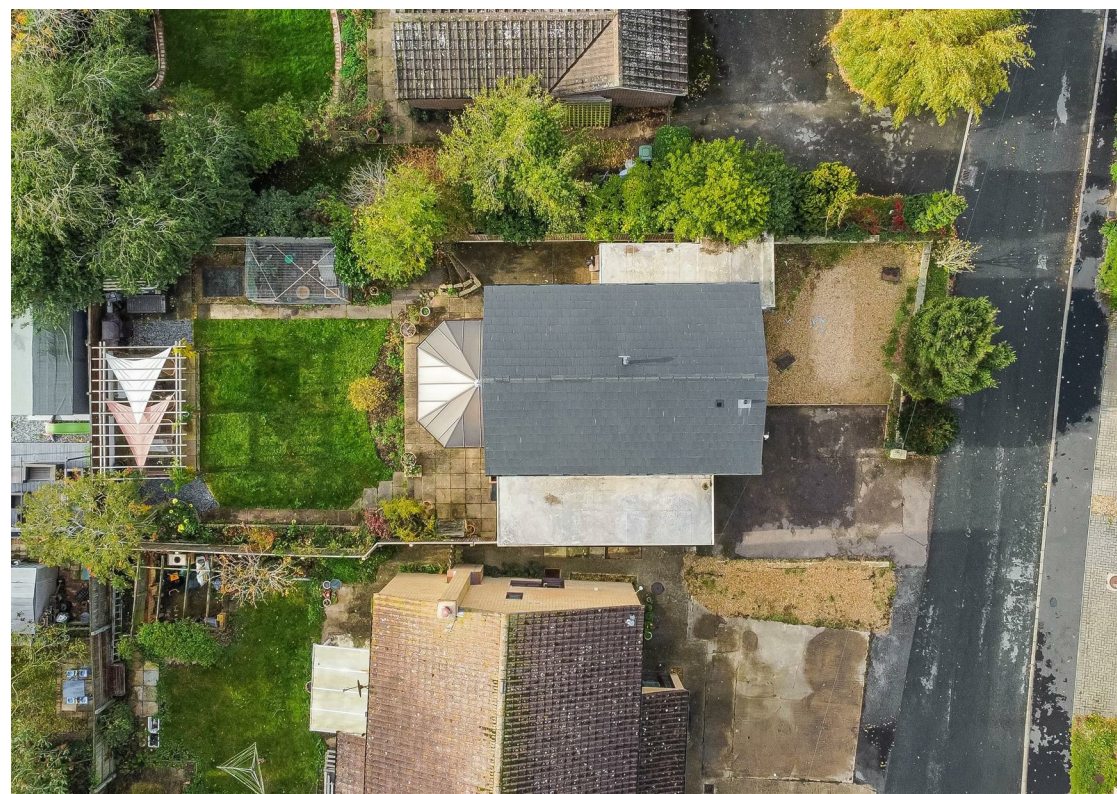
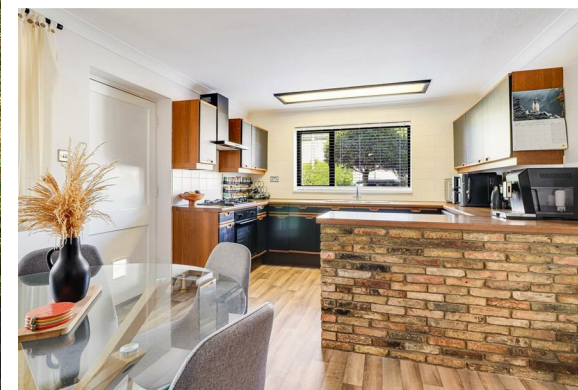
- 1300 sqft / 120 sqm
- South-facing garden
- 3.8 miles from Ely Station
- Scope to extend (STPP)
- 3 bed, 1.5 bath, 2 recep
- Council tax band - D

An improved home of 1300 sqft / 120 sqm with a private south-facing garden, offering scope to extend & enjoying a peaceful position in the heart of this ever popular village.

This detached 1960's residence has been subject to an extensive improvement programme since it was purchased in 2022. Recent additions include a new roof, fencing, a full first-floor refurb with a stunning main bathroom, new windows & front door with a refurbished entrance hall.

On the ground floor are 2 reception rooms including a conservatory which boasts splendid views over the rear garden. The kitchen / dining room has been fitted with a range of base & eye-level units & various integrated appliances. Completing the ground floor accommodation is a utility room with a door to the rear garden & access to a cloakroom W.C.

Upstairs are 3 bedrooms, 2 of





which are comfortable doubles. The luxurious bathroom has been fitted with a modern suite & is complemented by attractive tiling, inset spotlights & a heated towel rail.

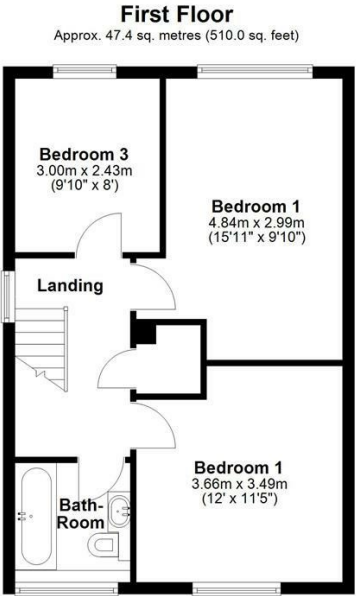
Outside the front of the property is set back behind a large driveway with an open-plan garden & access to a garage. The rear garden is due south & has been thoughtfully landscaped, with an outdoor seating area & pergola, mature shrubs, plants & trees,

Little Downham is a small friendly village situated approximately 2 miles from the Cathedral City of Ely with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & range of shopping facilities.

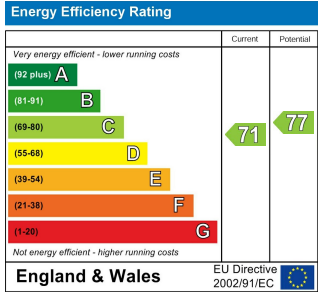
The village itself includes a nursery & primary school, as well as a Church, Village Hall & Recreation ground with a children's play park. Main Street has a Bugden's convenience store, a garage & 2 public houses, The Plough Inn offering excellent Thai food.

Ely Leisure Village is just 5-minute's away, offering a variety of restaurants, a 6-screen Cineworld cinema, a gym, a sports hall, & a golf course. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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