



Lily Rose Cottage, Victoria Street, Littleport, Ely CB6 1NA

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Lily Rose Cottage, Victoria Street, Littleport, Ely, Cambridgeshire, CB6 1NA

A charming four bedroom detached family home offering excellent sized accommodation throughout with potential to further extend and situated on a generous plot with ample parking to the front and large private garden to the rear.

- Two Reception Rooms with Character Beams
- Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Four Piece Bathroom
- Three Further Bedrooms
- Two Shower Rooms & Separate WC
- Ample Off Road Parking & Double Garage
- Large Rear Garden with Outbuildings

Guide Price: £445,000



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 PORCH with entrance door to front aspect, door to:-

LOUNGE 22'4" x 11'6" (6.80 m x 3.50 m) with two windows to front aspect, feature brick fireplace, ceramic tiled flooring.

SITTING ROOM 24'7" x 8'6" (7.50 m x 2.60 m) with two windows to front aspect, staircase rising to first floor, feature fireplace, ceramic tiled flooring, radiator, door into:-

KITCHEN/BREAKFAST ROOM 17'5" x 16'5" (5.30 m x 5.00 m) Dual aspect with windows to front and rear. Fitted with a range of base units with work surfaces over, space for range style cooker, brick hearth, inset sink unit, ceramic tiled flooring, walk-in pantry cupboard, plumbing for washing machine, spaces for dishwasher and fridge/freezer.

DOWNSTAIRS CLOAKROOM Fitted with a low level WC and wash hand basin.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 25'11" x 16'1" (7.90 m x 4.90 m) Dual aspect with two windows to front and one to rear, walk-in wardrobe, wood flooring. Door to:-

EN-SUITE BATHROOM Fitted with a four piece suite comprising double vanity unit with inset His 'n' Hers wash hand basins, panel bath with mixer tap, bidet and low level WC. Two windows to rear aspect.

WC with low level WC and wash hand basin.

SHOWER ROOM ONE Fitted with shower cubicle and wash hand basin. Window to front aspect.

SHOWER ROOM TWO In need of modernisation with shower cubicle.

BEDROOM TWO 12'6" x 11'6" (3.80 m x 3.50 m) with window to front aspect. Radiator. Wood flooring.

BEDROOM THREE 13'1" x 8'2" (4.00 m x 2.50 m) with window to front aspect. Radiator. Wood flooring.

BEDROOM FOUR 13'1" x 8'2" (4.00 m x 2.50 m) with window to front aspect. Exposed wood flooring.

EXTERIOR The plot is certainly a feature to be noted as it is on an exceptionally good sized plot with ample off road parking to the front in a pleasant courtyard style. Gated access then leads to the rear garden.

The rear garden offers an excellent level of privacy with a variety of plant, tree and shrub borders, predominantly laid to lawn, feature patio area and double doors leading to garage. Three outbuildings, one of which has both water and electric connected and would be ideal to convert to a home office or art studio subject to renovation works.

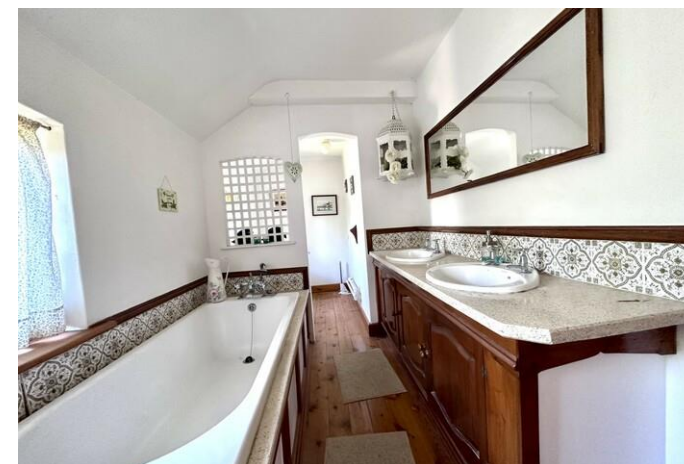
DOUBLE GARAGE 16'5" x 10'10" (5.00 m x 3.30 m) with double doors opening to front and rear. Power and lighting connected and could easily be converted to a gym.

Tenure The property is Freehold

Council Tax Band E **EPC** F (24/83)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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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.