



The Leap, Littleport, Cambridgeshire CB6 1FR

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A beautifully presented modern four bedroom detached home with off road parking and garage situated on the popular Highfields Development in this well served village location. Viewing recommended to fully appreciate the property.

- Entrance Hall & Downstairs Cloakroom
- Living Room
- Kitchen / Dining Room
- Utility Room
- Four Bedrooms (En-Suite to Principal Bedroom)
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage
- Secluded Location and No Through Road

Guide Price: £355,000



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 new 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 HALL with entrance door to front, staircase rising to first floor with useful storage cupboard under, ceramic tiled floor.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Ceramic tiled flooring, extractor fan.

LIVING ROOM 15'9" x 11'2" (4.80 m x 3.40 m) with two double glazed windows to front, radiator.

KITCHEN / DINING ROOM 22'8" x 12'6" (6.90 m x 3.80 m) Fitted with a modern range of white wall and base units with worksurfaces over, tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, inset stainless steel four ring gas hob with oven/grill below and stainless steel extractor hood over. Double glazed windows and double glazed patio doors to rear, ceramic tiled flooring, two radiators.

UTILITY ROOM 5'3" x 4'3" (1.60 m x 1.30 m) Fitted with a range of wall cupboards and worksurfaces with appliance spaces below, plumbing for washing machine, gas boiler serving central heating and hot water systems, ceramic tiled flooring, radiator and door to garage.

FIRST FLOOR LANDING with access to loft, double glazed window to side, radiator.

BEDROOM ONE 12'2" x 10'10" (3.70 m x 3.30 m) with double glazed window to front, radiator, range of built-in wardrobes, door to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, pedestal wash hand basing with tiled splashbacks and

double walk-in shower cubicle with tiled surrounds. Vinyl flooring, shaver point, radiator and extractor fan.

BEDROOM TWO 11'2" x 9'6" (3.40 m x 2.90 m) with double glazed window to rear, built-in wardrobes, radiator.

BEDROOM THREE 10'2" x 9'2" (3.10 m x 2.80 m) with double glazed window to rear, radiator, storage recess.

BEDROOM FOUR 7'3" x 6'7" (2.20 m x 2.00 m) with double glazed window to front, built in wardrobe, radiator.

FAMILY BATHROOM with double glazed window to side. Fitted with a three piece suite comprising panel enclosed bath and mixer tap with hand shower attachment, pedestal wash hand basin and low level WC. Vinyl flooring, shaver point, radiator, extractor fan.

EXTERIOR To the front of the property is a lawned area with plant & shrub borders and feature wooden planters also packed plants and shrubs. Side shared driveway access leads to the off road parking and garage.

The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio & wooden pergola over directly from the house and established plant & shrub borders.

GARAGE 17'1" x 9'2" (5.20 m x 2.80 m) with parking space to front, single up and over door, power, lighting.

AGENTS NOTE Tenure is freehold with communal maintenance charges of approximately £180.00 per annum.

Tenure The property is Freehold

Council Tax Band D **EPC** (79/89)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6439





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. (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.