



**Kingsmead Court, Littleport, Ely, Cambridgeshire CB6 1LR**

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## Kingsmead Court, Littleport, Ely, Cambridgeshire CB6 1LR

A two bedroom semi-detached property situated in a popular cul-de-sac location opposite a green area, in this well served village location.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Driveway Parking & Single Garage
- Enclosed Rear Garden

**Guide Price: £240,000**



**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 HALL** Entrance door with double glazed insets to side aspect, window to front, ceramic tiled floor, staircase rising to first floor, radiator and doorway to:-

**SITTING ROOM** 11'11" x 11'7" (3.64 m x 3.54 m) with useful under stairs storage cupboard, double glazed window to front aspect overlooking the closes' copse/green, wood effect flooring, radiator.

**KITCHEN/DINING ROOM** 14'7" x 8'9" (4.44 m x 2.66 m)

**KITCHEN AREA** with double glazed window to rear aspect overlooking the garden. Fitted with a comprehensive matching range of wall and base units with drawers, roll edge work surfaces over, metro style tiled splashbacks and single drainer sink unit with mixer tap. Built-in cooking appliances include electric oven/grill, four ring gas hob and extractor hood above. Further appliance spaces for washing machine and freestanding upright fridge/freezer (subject to measurements). Wood effect flooring.

**DINING AREA** with double French doors leading to the rear garden. Radiator.

**FIRST FLOOR LANDING** with hatch to loft space.

**BEDROOM ONE** 11'6" x 10'1" (3.50 m x 3.07 m) with double glazed box bay window to front aspect overlooking the green, built-in single wardrobe with hanging rail and shelf, further built-in double wardrobe with hanging rail and shelf, additional cupboard housing gas boiler which serves the central heating and hot water system with linen shelf. Radiator.

**BEDROOM TWO** 9'0" x 8'4" (2.75 m x 2.53 m) minimum measurements. Double glazed window to rear aspect. Radiator.

**BATHROOM** Fitted with a three piece suite in white comprising panel enclosed bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splashbacks, halogen downlighters to ceiling, extractor fan and double glazed window to rear aspect. Radiator.

**EXTERIOR** The property lies towards the very end of this extremely popular cul-de-sac. Overlooking the mature green/copse, it is set back from the road behind a front garden which is gravelled. Adjacent to this is a driveway, which provides off street parking and in turn leads to the single garage.

The rear gardens consists of a paved patio from the house, beyond which it is laid to lawn and enclosed by timber panel fencing.

**AGENTS NOTE** Please note that the seller is a member of the Pocock & Shaw team at our sister office in Newmarket.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC**      C (71/87)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6976





Total area: approx. 62.6 sq. metres (674.0 sq. feet)

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.