



Fleet Close, Littleport, Ely, Cambridgeshire,
CB6 1PG

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A beautifully presented and much improved by the current owner a 4 bedroom detached house, situated on a generous plot with garage and off road parking and close to the village centre and railway station.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- OPEN LANDING
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- THREE FURTHER BEDROOM
- FAMILY SHOWER ROOM
- GARAGE AND DRIVEWAY PARKING
- FRONT & REAR GARDENS

Guide Price: £380,000



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 Front door leading to entrance hall, stairs leading to first floor, understairs storage recess, laminate flooring. Door leading to garage.

SITTING ROOM 15'3" x 12'4" (4.65 m x 3.75 m) Dual aspect with two UPVC glazed windows to front aspect and UPVC glazed window to rear, radiator.

OPEN PLAN KITCHEN/DINING ROOM The dining area measuring 3.90 m x 3 m with UPVC glazed patio doors opening to rear, laminate flooring and further radiator. Opening to the kitchen area, the kitchen area measuring 3.85 m x 2.55 m with UPVC glazed window to rear aspect and UPVC glazed style stable door opening to rear. The kitchen is fitted with an attractive range of base and wall units with a granite work surface over. Inset sink with mixer tap over with water softener system. Built-in oven and four ring electric hob with extractor canopy over, space for fridge freezer, built-in dishwasher and built-in washing machine, tiled flooring and pantry style storage cupboard.

CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, opaque UPVC glazed window to front aspect, wall mounted fuse box, single radiator, laminate flooring.

OPEN LANDING Access to loft, sunken spotlights.

BEDROOM ONE 13'0" x 9'2" (3.95 m x 2.80 m) With UPVC glazed window to front aspect, single radiator, built-in wardrobe with overhead storage and hanging space.

ENSUITE SHOWER ROOM with a three piece comprising low level WC, wash hand basin, bath with separate shower over, tiled splashback, opaque UPVC glazed window to front aspect, single radiator, vinyl flooring.

BEDROOM TWO 15'3" x 12'4" (4.65 m x 3.75 m) With dual aspect with two UPVC glazed windows to front aspect and UPVC glazed window to rear, sunken spotlights, a single radiator.

BEDROOM THREE 9'10" x 9'10" (3.00 m x 3.00 m) With UPVC glazed window to rear aspect, single radiator, built-in double wardrobe with overhead storage and hanging space.

BEDROOM FOUR 10'6" x 9'10" (3.20 m x 3.00 m) With UPVC glazed window to rear aspect, single radiator, useful storage at recess ideal for built-in wardrobes, laminate flooring.

FAMILY SHOWER ROOM with a three piece suite comprising low level WC, wash hand basin, single shower with mermaid style tiled splashback, tiled surround, opaque UPVC glazed window to front aspect, vinyl flooring.

EXTERIOR To the front the property has got a landscaped front garden with off-road parking for several cars leading to GARAGE.

The rear garden is fully enclosed and offers an excellent level of privacy. The lawn area has artificial grass laid for low maintenance with raised plant and shrub borders and there is a large patio area directly behind the property.

GARAGE 17'9" x 8'9" (5.42 m x 2.66 m) With up and over door. Light and power, wall mounted Combi gas boiler. Personal door to hallway.

Tenure The property is Freehold

Council Tax Band D

EPC (0/0) To be confirmed

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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.