



**The Barns, Littleport, Ely, Cambridgeshire CB6 1GG**

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## The Barns, Littleport, Ely, Cambridgeshire CB6 1GG

A spacious detached family home benefiting from five double bedrooms, three reception rooms, kitchen and utility room, family bathroom, two en-suites, double garage and driveway, occupying a pleasant non through road position and private rear garden.

- Entrance Hall & Downstairs Cloakroom
- Lounge, Dining Room & Family Room
- Kitchen/Breakfast Room
- Utility Room
- Five Bedrooms (Two with En-Suites)
- Family Bathroom
- Front & Rear Gardens
- Double Garage & Allocated Parking Space

**Guide Price: £450,000**



**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** with entrance door to front, dogleg staircase rising to first floor, radiator, wall mounted thermostat, smoke alarm and double doors opening to:-

**LOUNGE** 20'1" x 13'0" (6.12 m x 3.95 m) Dual aspect room with double glazed windows to front overlooking the park and double glazed patio doors opening to rear garden. Two radiators.

**DINING ROOM** 10'11" x 9'11" (3.34 m x 3.02 m) with double glazed bay window to rear. Radiator.

**FAMILY ROOM** 14'2" x 10'0" (4.33 m x 3.05 m) Dual aspect with double glazed window to side and double glazed box bay window to front. Two radiators.

**KITCHEN/BREAKFAST ROOM** 13'9" x 10'4" (4.20 m x 3.14 m) with double glazed window to rear and double glazed personal door leading to side. Fitted with an attractive range of base and wall units with worktop space over, tiled splashbacks and inset 1 & 1/2 bowl stainless steel sink unit with mixer taps. Five ring gas hob with stainless steel canopy over, double oven, plumbing for dishwasher, ceramic tiled flooring and radiator. Door leading to:-

**UTILITY ROOM** with double glazed window to side. Fitted with base units having worktop space over, tiled splashbacks and inset stainless steel sink unit with mixer tap. Plumbing for washing machine and tumble dryer. Wall mounted Ideal gas combination boiler, wall mounted fuse box, radiator and ceramic tiled flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator. Useful understair storage cupboard.

**FIRST FLOOR LANDING** with double glazed window to front. Radiator, wall mounted thermostat, smoke alarm and access to loft. Airing cupboard housing the high pressure water system.

**PRINCIPAL BEDROOM** 14'2" x 10'8" (4.33 m x 3.26 m) Dual aspect room with double glazed windows to front and side aspects. Radiator. Four door built-in wardrobe with overhead storage and hanging space. Door leading to:-

**EN-SUITE SHOWER ROOM** with opaque double glazed window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, heated towel rail.

**BEDROOM TWO** 9'6" x 8'3" (2.90 m x 2.51 m) with double glazed window to rear. Radiator. Two built-in double wardrobes with overhead storage and hanging space.

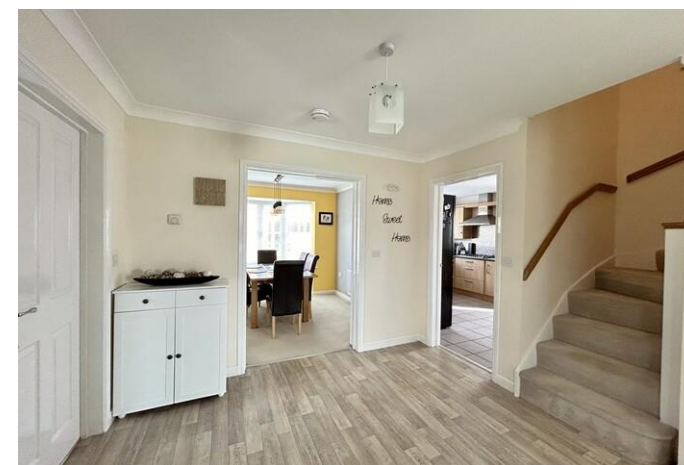
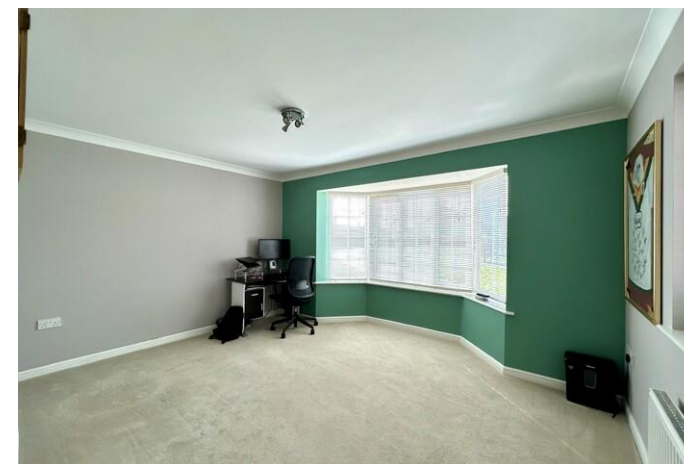
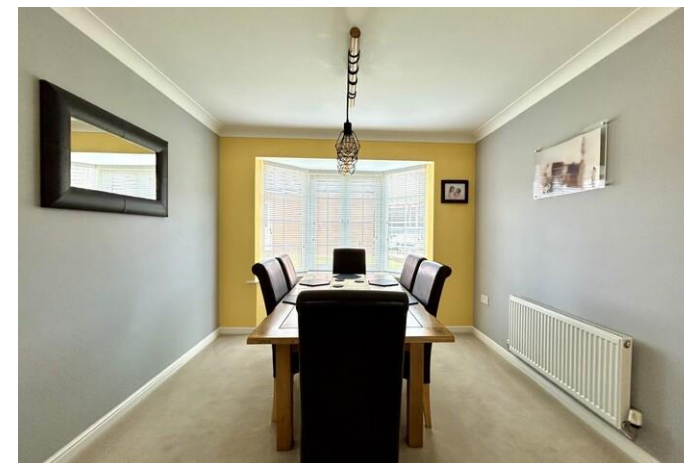
**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, shaver point and heated towel rail.

**BEDROOM THREE** 12'7" x 6'9" (3.83 m x 2.06 m) with double glazed window to rear. Radiator. Built-in double wardrobe with overhead storage and hanging space.

**BEDROOM FOUR** 9'9" x 8'6" (2.97 m x 2.58 m) with double glazed window to front. Radiator.

**BEDROOM FIVE** 9'2" x 7'3" (2.79 m x 2.21 m) with double glazed window to rear. Radiator.

**FAMILY BATHROOM** with opaque double glazed window to front. Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, wall mounted extractor fan, shaver point and heater towel rail.





**EXTERIOR** To the front the property is approached by pedestrian access only and overlooks Highfield Drive play park. The front garden is enclosed by Buxus box hedging and is mainly laid to gravel with shrubs and side gated access leading to the rear.

The rear garden is enclosed by wood panel fencing and is predominantly laid to lawn with a patio area, timber decking and pergola. Outside tap. Rear gated access leading to the parking space and double detached garage.

**GARAGE** with electric up and over doors, power and lighting.



**Tenure** - The property is Freehold  
Communal Maintenance Charge of approx. £200 pa

**Council Tax** - Band E

**EPC** C (79/87)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** PEO-7049



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.



