



Lion Court, Haddenham, Ely, Cambridgeshire CB6 3XL

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A superbly presented detached family home with four bedrooms (two with en-suites), three reception rooms, parking, double garage and rear enclosed garden, situated within this highly regarded village.

- Three Reception Rooms
- Four Bedrooms (Dressing Room & En-Suite to Principal Bedroom)
- Further En-Suite to Bedroom Two
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Double Garage
- Highly Regarded Location

Guide Price: £595,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL with staircase rising to first floor and under stairs storage cupboard, further cloaks cupboard, laminate flooring, radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

LIVING ROOM 19'10" x 14'8" (6.04 m x 4.46 m) Feature fireplace with stone effect mantel and surround and stone hearth with fitted cast iron multi fuel burning stove. Dual aspect with window to front and French doors leading to the rear garden, three radiators.

DINING ROOM 11'8" x 11'7" (3.56 m x 3.53 m) with laminate flooring, window to front aspect, radiator.

STUDY 11'8" x 7'9" (3.56 m x 2.36 m) with window to side aspect, laminate flooring and radiator.

KITCHEN/FAMILY ROOM 18'4" x 13'1" (5.58 m x 4.00 m) Dual aspect with window to side and French doors leading to the rear garden. Fitted with a matching range of wall and base units, complementary work surfaces, drawers and inset 1 1/2 bowl sink unit, drainer and mixer taps. Fitted oven, hob and extractor fan, integrated fridge, freezer and dishwasher, feature island unit, tiled floor, spotlights,

UTILITY ROOM 9'5" x 7'0" (2.88 m x 2.13 m) with window to rear and door to side. Sink unit with mixer taps, plumbing for washing machine, space for tumble drier, space for upright fridge/freezer, boiler supplying the oil central heating system and hot water supply.

FIRST FLOOR LANDING with airing cupboard with shelving. Cupboard with hot water cylinder.

BEDROOM ONE 13'2" x 12'11" (4.01 m x 3.93 m) with window to rear aspect, radiator. Dressing area fitted with a range of wardrobes, radiator and door to:-

EN-SUITE SHOWER ROOM Updated with a suite comprising curved shower cubicle and shower unit, low level WC, wash hand basin with cupboard beneath, wall cupboard, spotlights, heated towel rail and extractor fan. Window to side aspect.

BEDROOM TWO 11'10" x 11'9" (3.61 m x 3.57 m) with fitted wardrobes, radiator and door to:-

EN-SUITE SHOWER ROOM Recently fitted suite with double shower cubicle, low level WC, wall hung wash hand basin with drawer unit, wall cupboard, extractor fan, spotlights and radiator.

BEDROOM THREE 13'3" x 12'7" (4.05 m x 3.83 m) with window to front aspect, access to loft with pull-down ladder, light and power. Radiator.

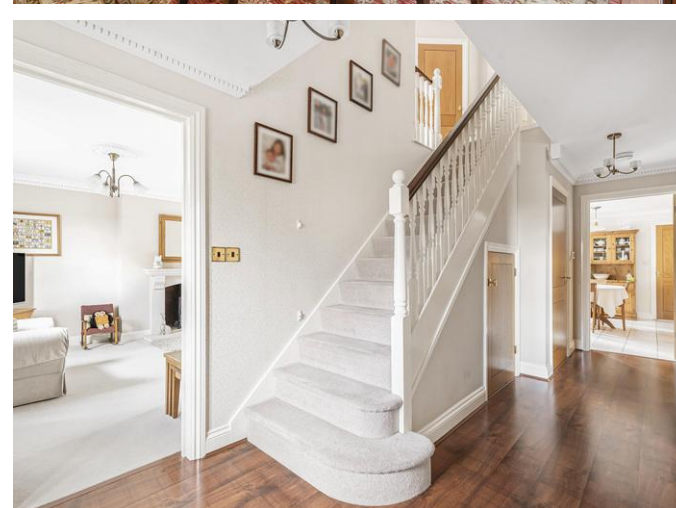
BEDROOM FOUR 9'7" x 9'7" (2.92 m x 2.92 m) with window to rear aspect. Radiator.

FAMILY BATHROOM Recently fitted suite comprising low level WC, wall hung wash hand basin with drawer unit, panel bath with hand shower attachment, radiator and window to front aspect. Extractor.

EXTERIOR Adjacent to the property is a paved driveway providing off road parking and in turn leading to the double GARAGE 5.79m 5.65m (19'0 x 18'6) fitted with two metal up and over doors, power and light connected.

To the rear and side of the property there is a fully enclosed garden. There is a patio area accessed from either the sitting room or kitchen/family room via French doors. The rest of the garden is predominantly lawned and there is a hard landscaped area to the rear of the garage where there is a timber storage shed and tank providing the oil for the central heating system. There is also an outside tap.

The six detached properties situated in this exclusive development have gated access into Fairchilds Meadow, a pleasant country walk situated adjacent to the development.



Tenure - The property is freehold

Council Tax - Band F

EPC D (64/69)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7326



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.



**Approximate Gross Internal Area 1873 sq ft - 174 sq m
(Excluding Garage)**

Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 903 sq ft – 84 sq m

Garage Area 352 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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