



Wisbech Road, Littleport, CB6 1JJ





## Wisbech Road

Littleport,  
CB6 1JJ

- Spacious Detached Family Home
- Non Estate Location
- 4 Bedrooms (1 Ensuite)
- Living Room & Kitchen/Dining Room
- Enclosed Rear Garden
- Extensive Parking & Double Garage

This four-bedroom detached family residence is in a non-estate setting, offering the convenience of being within easy walking distance of local amenities and schools.

Inside you'll discover a welcoming entrance hall, a spacious living room, a well-designed kitchen/dining area, a practical utility room, a convenient WC, a primary bedroom with its own ensuite, and three additional bedrooms, all served by a family bathroom.

Externally, the property boasts a secure rear garden, a double garage positioned at the rear of the property, and an expansive gravel driveway that accommodates parking for several vehicles.

4 2 1

**Offers In Excess Of £360,000**





## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.



**ENTRANCE HALL**

With laminate flooring, 2 useful storage cupboards, stairs leading to the first floor.

**WC**

With obscured double glazed window to side aspect, WC, wash hand basin, radiator.

**LIVING ROOM**

With double glazed windows to front and side aspects, 2 radiators, feature gas fireplace, double doors leading to:

**KITCHEN / DINING ROOM**

With double glazed window to rear aspect, double glazing sliding patio doors leading to the rear garden. Kitchen fitted with matching eye and base level storage units, drawers and work surfaces over, inset stainless steel 1 1/4 sink and drainer, 8 ring gas hob range cooker with extractor hood over, integrated fridge and integrated dishwasher, radiator, space for dining table and chairs.

**UTILITY ROOM**

With double glazed window to side aspect and door leading to the rear garden, inset stainless sink and drainer, base level storage units with work surfaces over, plumbing for washing machine, space for tumble drier, gas boiler.

**FIRST FLOOR LANDING**

With double glazed window to side aspect, access to loft space, cupboard housing the water tank.

**BEDROOM 1**

With double glazed window to front aspect, radiator.

**ENSUITE**

With suite comprising shower cubicle, WC, wash hand basin, radiator, obscured double glazed window to side aspect.

**BEDROOM 2**

With double glazed window to rear aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, radiator.

**BEDROOM 4**

With double glazed window to front aspect, radiator.

**BATHROOM**

With suite comprising panel bath, electric shower, wash hand basin, WC, obscured double glazed window to side aspect, extractor fan, radiator.

**OUTSIDE**

There is a fully enclosed rear garden laid to gravel with lawned area and patio area for table and chairs. A double garage is located at the rear of the property accessed via a gravel driveway through a side wooden gate. To the front of the property there is a gravel driveway providing off street parking for a number of vehicles with mature shrubs and bushes providing privacy to the front aspect.

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

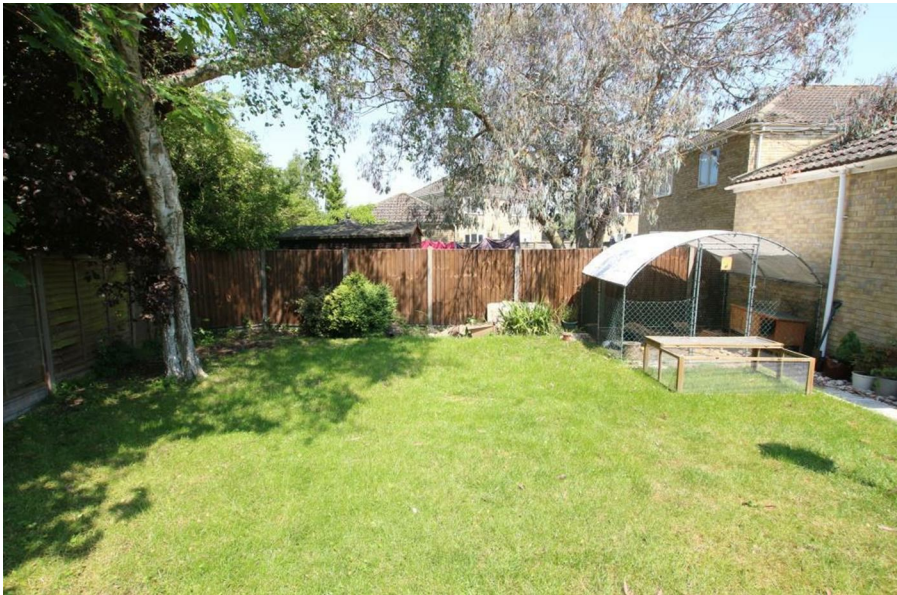
Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - E

**VIEWING ARRANGEMENTS**

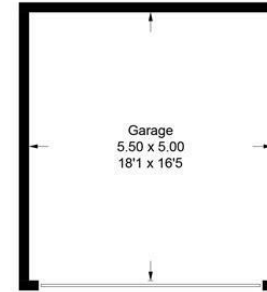
Strictly by appointment with the Agents.



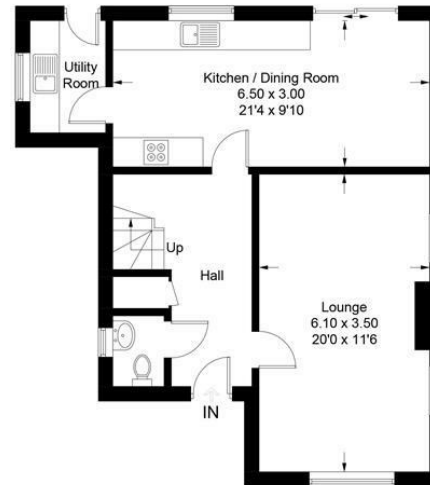


## 72A Wisbech Road Littleport

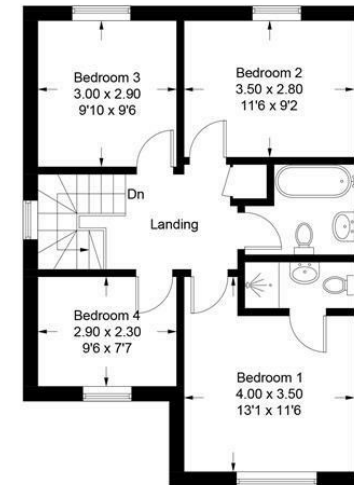
Approximate Gross Internal Area = 140.7 sq m / 1515 sq ft  
(Excluding Garage)



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID967547)

Energy Efficiency Rating	
Current	Potential
74	84
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Offers In Excess Of £360,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.