



Crown Lane, Littleport, CB6 1PP

CHEFFINS

Crown Lane

Littleport,
CB6 1PP

- Spacious Detached Home
- 2 Double Bedrooms
- Kitchen / Dining Room
- Lounge & Conservatory
- Outside Area for Either Garden or Parking
- Central Village Location
- Freehold / Council Tax Band C / EPC Rating D

A spacious detached home situated in a central village location and comprising entrance hall, cloakroom, kitchen/dining room, lounge, conservatory, 2 double bedrooms and bathroom, together with outside space to the rear which can provide 2 parking spaces or a garden area.



Guide Price £240,000





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 door to front aspect, built-in cloaks cupboard.

CLOAKROOM

With low level WC, wash basin, window to front aspect.

KITCHEN / DINING ROOM

With stairs to first floor, fitted with matching wall and base level storage units, drawers and work surfaces, sink unit and drainer, plumbing for dishwasher, electric oven, gas hob and extractor hood, under stairs storage cupboard, window to side aspect, radiator.

LOUNGE

With window to side aspect, radiator, French doors to:

CONSERVATORY

Of brick and timber construction with door to outside.

FIRST FLOOR LANDING

With skylight window, access to loft, built-in cupboard.

BEDROOM 1

With skylight windows to both sides, 2 radiators.

BEDROOM 2

With skylight window to both sides, radiator.

BATHROOM

With low level WC, pedestal hand wash basin, corner bath, bidet, skylight, radiator.

OUTSIDE

To the rear of the property there is an area of hardstanding which can either provide 2 parking spaces or a garden area.

The access for the outside area is via a shared drive running alongside the property which we understand is owned by the neighbour with number 2a having a right of way.

AGENTS NOTE

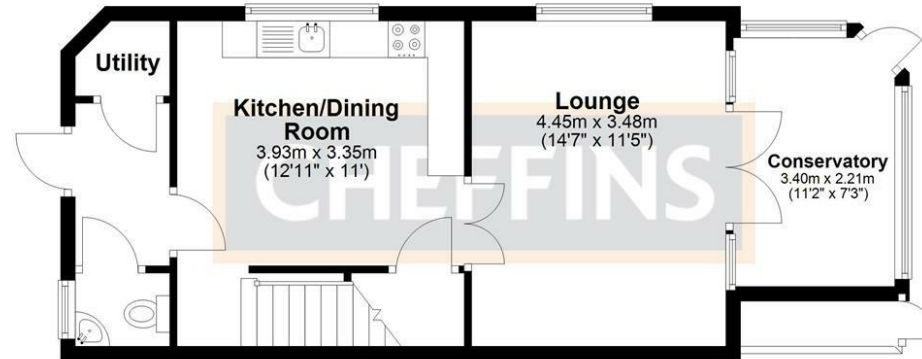
For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

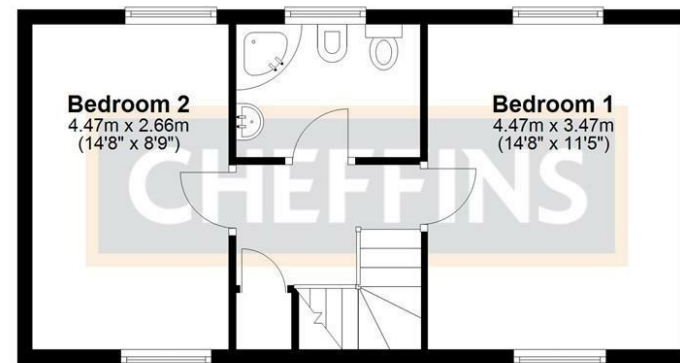
Strictly by appointment with the Agents.



Ground Floor
Approx. 47.1 sq. metres (507.4 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £240,000

Tenure - Freehold

Council Tax Band - C

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.