



White Horse Lane, Little Downham, CB6 2TL

CHEFFINS

White Horse Lane

Little Downham,
CB6 2TL

- Well Presented Detached Bungalow
- 2 Double Bedrooms
- Spacious Kitchen / Dining Room & Lounge
- Gardens, Driveway & Garage
- Attractive Lane Leading to Walks & Nature Reserve
- Gas Central Heating
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating TBC

A well presented detached bungalow situated within a most highly regarded lane leading to attractive walks and the village nature reserve. Accommodation comprises entrance hall, spacious kitchen/dining room, conservatory, lounge, 2 double bedrooms and shower room, together with gardens, driveway and garage. The property has the benefit of gas central heating, is offered for sale with no upward chain and viewing is recommended.

2 1 1

Guide Price £335,000





LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

ENTRANCE HALL

With access to loft (part boarded), storage cupboard.

KITCHEN / DINING ROOM

With 2 double glazed windows to front aspect, stainless steel sink unit and drainer, plumbing for washing machine, fitted with a range of matching wall and base level storage units, work surfaces and drawers, electric cooker space and extractor hood, radiator.

CONSERVATORY

With door to rear garden, radiator.

LOUNGE

With double glazed window to rear aspect, brick fireplace with gas fire, television point, radiator.

SHOWER ROOM

With walk-in shower, low level WC, vanity unit with wash basin, double glazed window to rear aspect, heated towel rail.

BEDROOM 1

With double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted double wardrobe, radiator.

OUTSIDE

To the side of the property there is a double width driveway leading to a single garage with metal up and over door, personnel door to rear garden, power and light connected. The garage also contains a modern gas fired central heating boiler. Gated pedestrian access to both sides of the bungalow lead into an enclosed rear garden which has an attractive outlook. The garden is designed for easy maintenance with a combination of paving and shingle, together with some planting.

AGENTS NOTES

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

Planning consent has been granted for a single dwelling on the parcel of land to the side of the bungalow and for 3 dwellings on the land to the rear. Details are available via the links below:

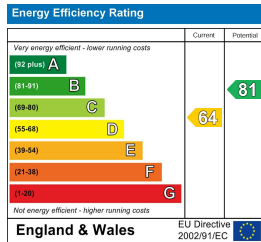
19/00544/FUL | Construction of 1no. 3 bed house with associated external amenity spaces, landscaping, parking and access arrangements | Site South Of 7 White Horse Lane Little Downham Cambridgeshire (eastcamb.gov.uk)

20/01255/DISA | To discharge Conditions 3 (Archaeological work), 4 (Foul & Surface Water), 5 (Energy and Sustainability Strategy), 6 (Contamination - Phase I), 8 (Biodiversity), 10 (CEMP), 13 (Details of external surfaces), 14 (Hard surfacing materials), 15 (Boundary treatments), 16 (Soft Landscaping) of decision dated 23.11.2020 for construction of 4no. 3 bed houses and refurbish existing 3 bed property on site with associated external amenity spaces, landscaping, parking and access arrangements | 51 Cannon Street Little Downham Ely Cambridgeshire CB6 2SS (eastcamb.gov.uk)

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



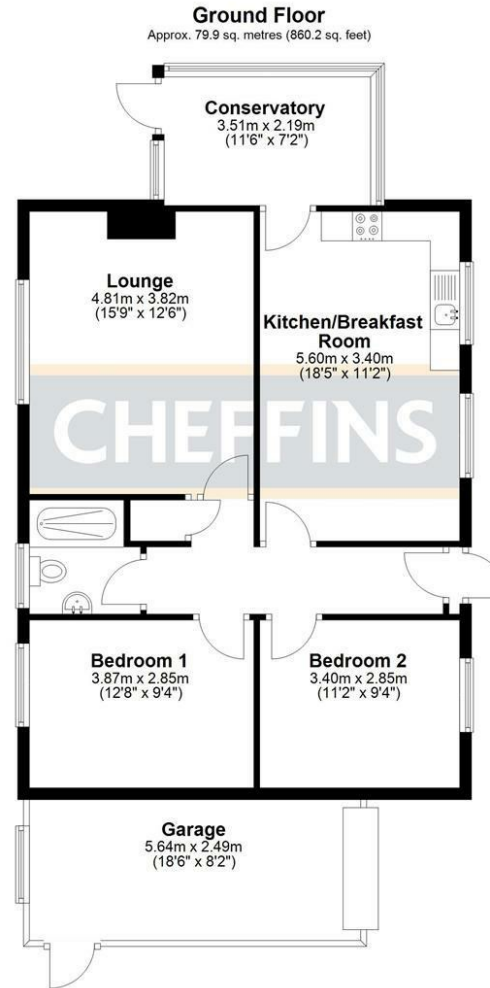


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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 79.9 sq. metres (860.2 sq. feet)

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.