



Upton Lane, Littleport, CB6 1HF



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Littleport,
CB6 1HF

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Guide Price £459,950

- Extended Detached Family Home
- Central Location
- Lounge & Kitchen / Dining Room
- Downstairs Bedroom with Ensuite
- 4 Further First Floor Bedrooms (1 Ensuite) & Shower Room
- Enclosed Rear
- Garden
- Ample Parking to Front
- Freehold / Council Tax Band C / EPC Rating C

A detached family home, extended and much improved by the current owners to provide spacious versatile living accommodation. Situated in a central location within walking distance of amenities, accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, downstairs bedroom with ensuite, 4 further first floor bedrooms (1 ensuite) and shower room. Outside there is a driveway to front providing ample off road parking, together with an enclosed garden to rear. Viewing recommended.





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, stairs to first floor, understairs storage area, laminate flooring, radiator, double glazed window to front aspect.

CLOAKROOM

With low level WC, wash hand basin with mixer tap, tiled splashbacks, laminate flooring.

LOUNGE

A dual aspect room with double glazed windows to front and rear aspects, open fireplace, laminate flooring.

KITCHEN / DINING ROOM

Kitchen area fitted with a range of matching base and eye level storage units with complimentary work surfaces, spotlight features, oven, grill and 4 ring gas hob with stainless steel extractor hood above, 1 1/4 stainless steel sink unit and drainer with mixer tap, wine cooler, integrated dishwasher, tiled splashbacks, space for fridge/freezer, vertical radiator.

Dining area with bi-fold doors opening out to the garden, velux window, vertical radiator, door leading to:

UTILITY ROOM

With double glazed windows to rear aspect, matching base and eye level units with work surface, integrated stainless sink unit, wall mounted boiler,

spaces for tumble drier and washing machine, laminate flooring, door leading to side access.

DOWNSTAIRS BEDROOM

With double glazed windows to front aspect, radiator.

ENSUITE

Walk-in shower cubicle, spotlights, extractor fan, opaque glazed window to side aspect, low level WC, wash hand basin with mixer tap, tiled splashbacks, heated towel rail, tiled flooring.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

With double glazed windows to the rear aspect, laminate flooring, 2 built-in wardrobes, radiator.

ENSUITE

With opaque windows to front aspect, heated towel rail, panelled bath with overhead rainfall shower, wash hand basin with mixer tap and cupboard storage, low level WC, tiled splashbacks, laminate flooring.

BEDROOM 2

With double glazed windows to rear aspect, built-in wardrobe, laminate flooring, radiator.

BEDROOM 3

With double glazed windows to rear aspect, access to loft, laminate flooring, radiator.

BEDROOM 4

With double glazed windows to front aspect, laminate flooring, radiator.

SHOWER ROOM

With opaque double glazed window to front aspect, spotlight feature, extractor fan, large shower cubicle, low level WC, wash hand basin with mixer tap and cupboard storage, heated towel rail, tiled splashbacks, tiled flooring.

OUTSIDE

The front of the property is predominantly laid to gravel providing ample off street parking. The rear garden is enclosed by brick wall and wooden fence panels with patio area, lawn, decking to the rear, timber shed, smaller storage shed., herbaceous borders and side and rear access.

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.





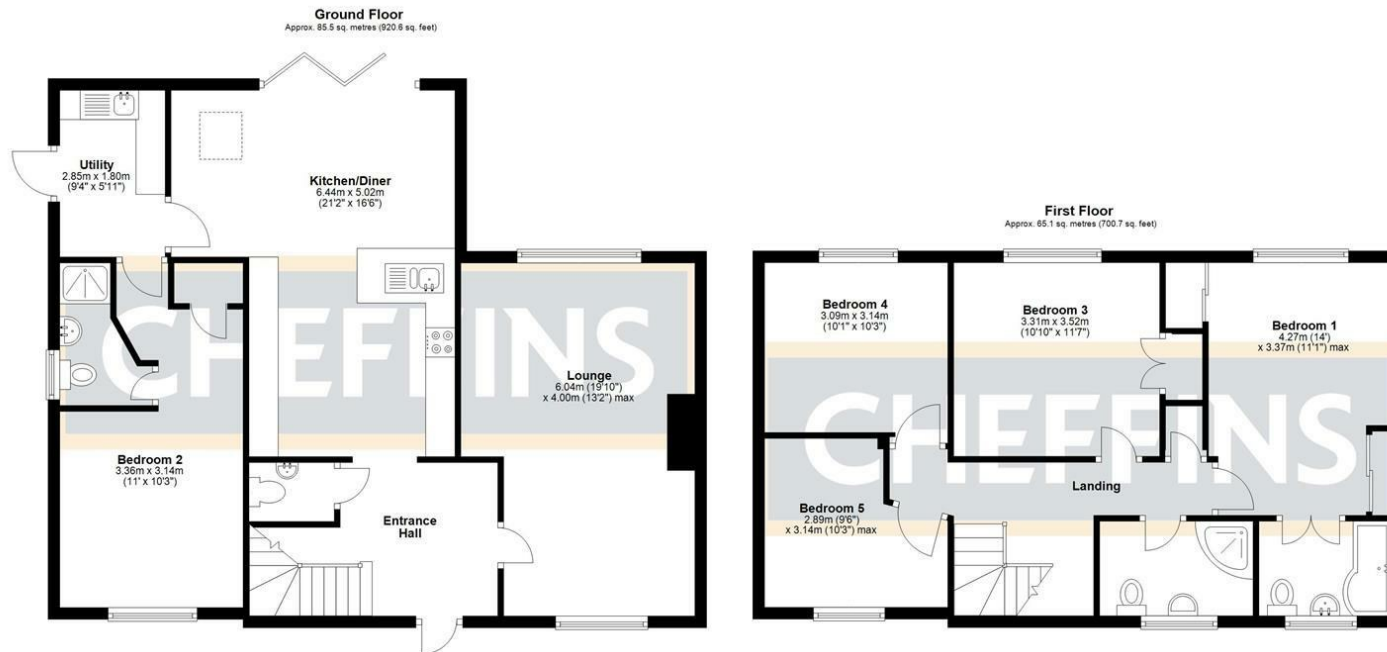
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £459,950
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council







Total area: approx. 150.6 sq. metres (1621.3 sq. feet)

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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.