



Little Mare Fen Drove, Littleport, CB6 1RH

**CHEFFINS**

# Little Mare Fen Drove

Littleport,  
CB6 1RH

3 1 1

**Guide Price £525,000**

- Detached Bungalow in Approx. 5.75 Acres (sts)
- 2 Double Bedrooms
- Bedroom 3 / Dining Room
- Spacious Kitchen / Dining Room
- Lounge
- Gardens, Outbuildings, Grass Fields
- Convenient for Littleport & Ely
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

A detached bungalow situated within a plot of approximately 5.75 acres (sts) in a semi rural location convenient for Littleport and Ely. Accommodation comprises entrance hall, lounge, kitchen/dining room, separate dining room/bedroom 3, master bedroom with dressing room, further double bedroom, shower room and conservatory. Outside there is a driveway, gardens, grass fields and assorted buildings including a brick built barn offering potential for conversion (subject to planning consent).

The property is offered for sale with no upward chain and has far reaching views across surrounding countryside.





## 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, double glazed windows and radiators.

## KITCHEN / DINING ROOM

With double glazed window to front aspect giving a view across fields and 2 further double glazed windows to side aspect, sink unit and drainer, fitted with a range of matching high gloss wall and base level storage units and drawers, together with matching work surfaces, integrated dishwasher, cooker space and extractor hood, airing cupboard housing hot water cylinder, oil fired central heating boiler, radiator.

## LOUNGE

With brick open fireplace, double glazed window, radiator.

## DINING ROOM / BEDROOM 3

With double glazed window to front aspect giving views across fields, further double glazed window to side aspect, radiator.

## BEDROOM 1

With double glazed window, fitted wardrobes, radiator. Archway to:

## DRESSING ROOM

With double glazed window, shower cubicle, radiator.

## BEDROOM 2

With double glazed bay window, radiator.

## SHOWER ROOM

With modern shower, vanity unit with wash basin, low level WC, double glazed window, radiator.

## CONSERVATORY

With base level storage units, plumbing for washing machine, radiator, door to outside.

## OUTSIDE

The property sits in a plot of approximately 5.75 acres (sts) with gardens immediately surrounding the bungalow, a driveway and brick built garage. The remainder of the land consists of paddocks and grass fields with a 3-bay open fronted store, together with further outbuildings providing useful storage. At the front of the plot there is an additional brick built barn which measures approximately 10.5m x 5.9m externally and may offer potential for residential development, subject to obtaining planning consent.

## AGENT NOTES

Tenure - Freehold  
Council Tax Band - C  
Property Type - Detached Bungalow  
Property Construction - Standard

Number & Types of Room - Please refer to the floorplan  
Square Footage - 1414  
Parking - Driveway and garage

## Utilities / Services

Electric Supply - Mains  
Gas Supply - None  
Water Supply - Mains  
Sewerage - Septic Tank  
Heating sources - Oil fired radiator heating  
Broadband Connected - Yes  
Broadband Type - According to ofcom.org.uk, standard (19 Mbps) and Ultrafast (1000 Mbps) is available within the area.  
Mobile Signal/Coverage - According to ofcom.org.uk, mobile phone coverage is available for three of the four main providers


Flood risk - According to the Environment Agency there is a medium risk of flooding from rivers and sea and a low risk of surface water flooding.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

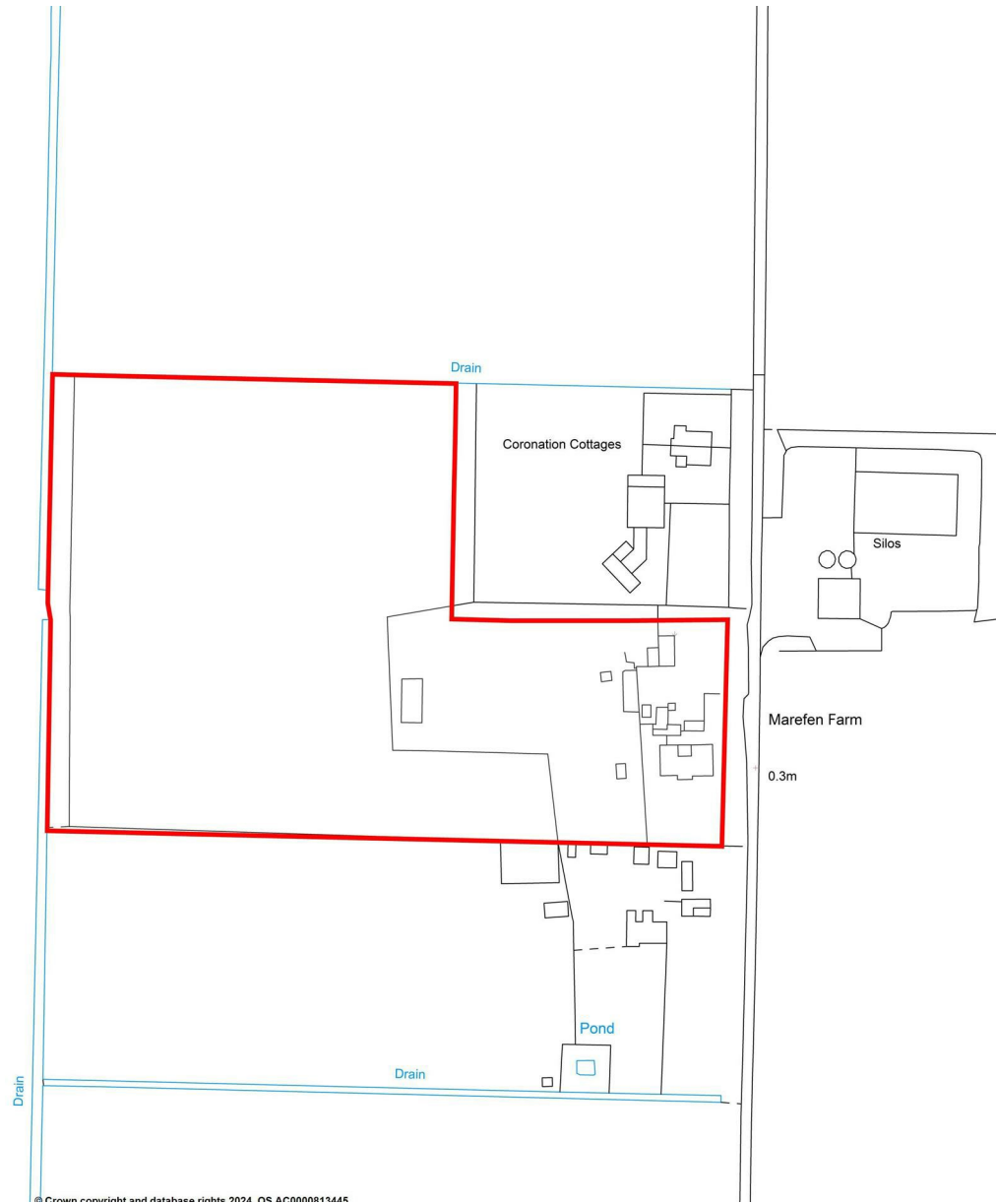




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

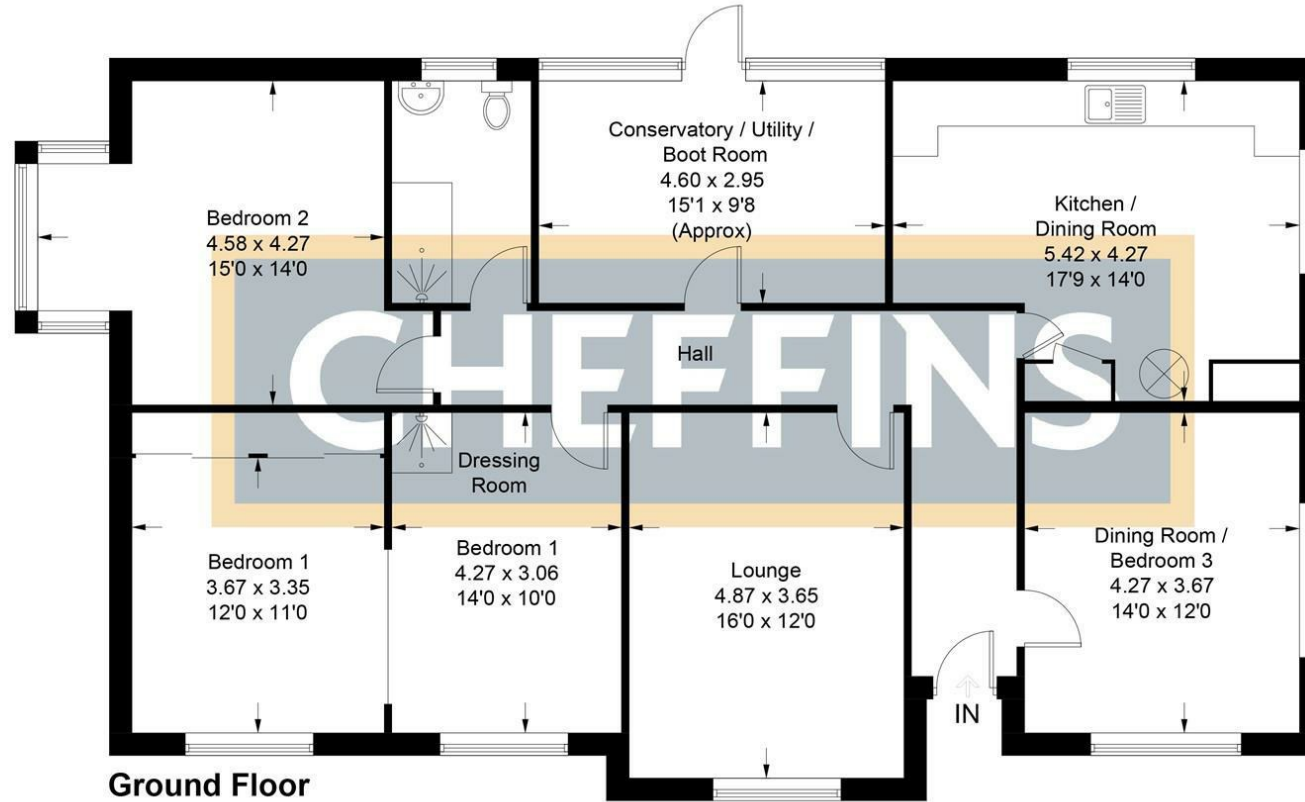


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 Local Authority - East Cambs District Council



0m 30m 60m 90m

Approximate Gross Internal Area  
131.3 sq m / 1414 sq ft



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. (ID1124969)

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