



Oak Lane, Littleport, CB6 1RS

CHEFFINS

Oak Lane

Littleport,
CB6 1RS

- Substantial Detached Home
- Approx 2,912 Sq Ft
- 5/6 Bedrooms
- Potential to Create Annexe
- Superb Plot of Approx 6.25 Acres (STS)
- Extensive Driveway & Double Garage
- Countryside Views
- Freehold / Council Tax Band E / EPC Rating TBC

A substantial detached family home situated in a semi rural location convenient for Ely, with the grounds extending to approximately 6.25 acres (sts). The house offers excellent family living accommodation, together with the potential for an annex. Accommodation currently comprises on the ground floor, entrance hall, cloakroom, lounge, garden room, kitchen/dining room, utility, dining room, second living room with kitchenette, ground floor bedroom and shower room, On the first floor there are 5 excellent bedrooms with 2 having ensembles and 1 having an interconnecting room which would be ideal for additional living space or a play room, Outside there is a double garage, extensive driveway, well maintained gardens with a grass field to rear of approximately 5.7 acres (sts).

The property has attractive views across farmland to both front and rear and to fully appreciate the extent of accommodation and plot, a viewing is recommended.

6 4 4

Guide Price £850,000





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 solid oak flooring, under stairs storage cupboard, stairs to first floor, further 2 cupboards (1 housing the water softener, the other for coats)

CLOAKROOM

With low level WC, hand basin, tiled floor, radiator.

LOUNGE

With feature open fireplace with tiled hearth, radiator, double glazed window with attractive view across farmland.

GARDEN ROOM

Of double glazed construction with oak flooring and 2 radiators, French doors opening onto the garden and entrance to lounge.

KITCHEN / BREAKFAST ROOM

With one and a quarter stainless steel sink unit and drainer, fitted with a range of matching units and granite work surfaces including base units, wall mounted units and drawers, fitted oven, hob and extractor fan, integral fridge/freezer and dishwasher, island unit with extractor over, tiled floor, 2 double glazed windows with an attractive view across the gardens and field beyond.

UTILITY ROOM

With base units, plumbing for washing machine, space for tumble drier, door through to rear garden, filtered water tap, tiled floor, door to rear garden, radiator.

DINING ROOM

With radiator and double glazed window with attractive view across farmland.

STUDY / BEDROOM 6

With double glazed window, radiator.

GUEST LOUNGE

Door into the rear garden and garage, radiator. With double glazed window to front aspect with attractive view across farmland.

Kitchenette with stainless steel sink unit and drainer, wall and base level storage units and work surfaces, electric oven, hob, extractor hood, radiator.

SHOWER ROOM

With hand basin, low level WC, tiled shower cubicle, heated towel rail, double glazed window.

FIRST FLOOR GALLERIED LANDING

With shelved airing cupboard housing the hot water tank, double glazed window with attractive view across farmland, access to loft.

BEDROOM 1

With built-in wardrobes, radiator, double glazed window to front aspect with attractive view across farmland and double glazed window to side.

ENSUITE

With tiled shower cubicle, low level WC, vanity unit with wash basin, towel rail.

BEDROOM 2

With built-in wardrobe, 2 double glazed windows to rear aspect with attractive views of the garden and field beyond.

ENSUITE

With pedestal hand basin, shower cubicle, low level WC, extractor fan and heated towel rail.

BEDROOM 3

With built-in wardrobes, radiator.

BEDROOM 4

With cupboard, radiator, double glazed window with attractive view.

DRESSING ROOM / ADDITIONAL LIVING SPACE

With double glazed window to front aspect with attractive views across farmland, radiator. Interconnecting to:

BEDROOM 5

With radiator and double glazed window with attractive views across farmland.

BATHROOM

With suite comprising low level WC, pedestal hand basin, panelled spa bath, bidet, heated towel rail, double glazed window.

OUTSIDE


The front of the property is enclosed by a low brick wall and wrought iron railings with double gates leading into an extensive block paved driveway providing ample off street parking. There is a double garage measuring approximately 25' x 17' with power and light connected and to the rear of the garage there is a boiler room housing the oil fired central heating boiler.

The property sits in attractive gardens which are mainly laid to lawn and assortment of fruit trees and planted beds. There is also a timber built summerhouse and 2 additional cabins, spacious gazebo, storage shed and fish pond. A gate at the rear of the garden leads into a grass field of approximately 5.7 acres (STS) which has attractive, open views across surrounding farmland. The total plot amounts to approximately 6.25 acres (STS).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £850,000
Council Tax Band - E
Local Authority - East Cambs
District Council

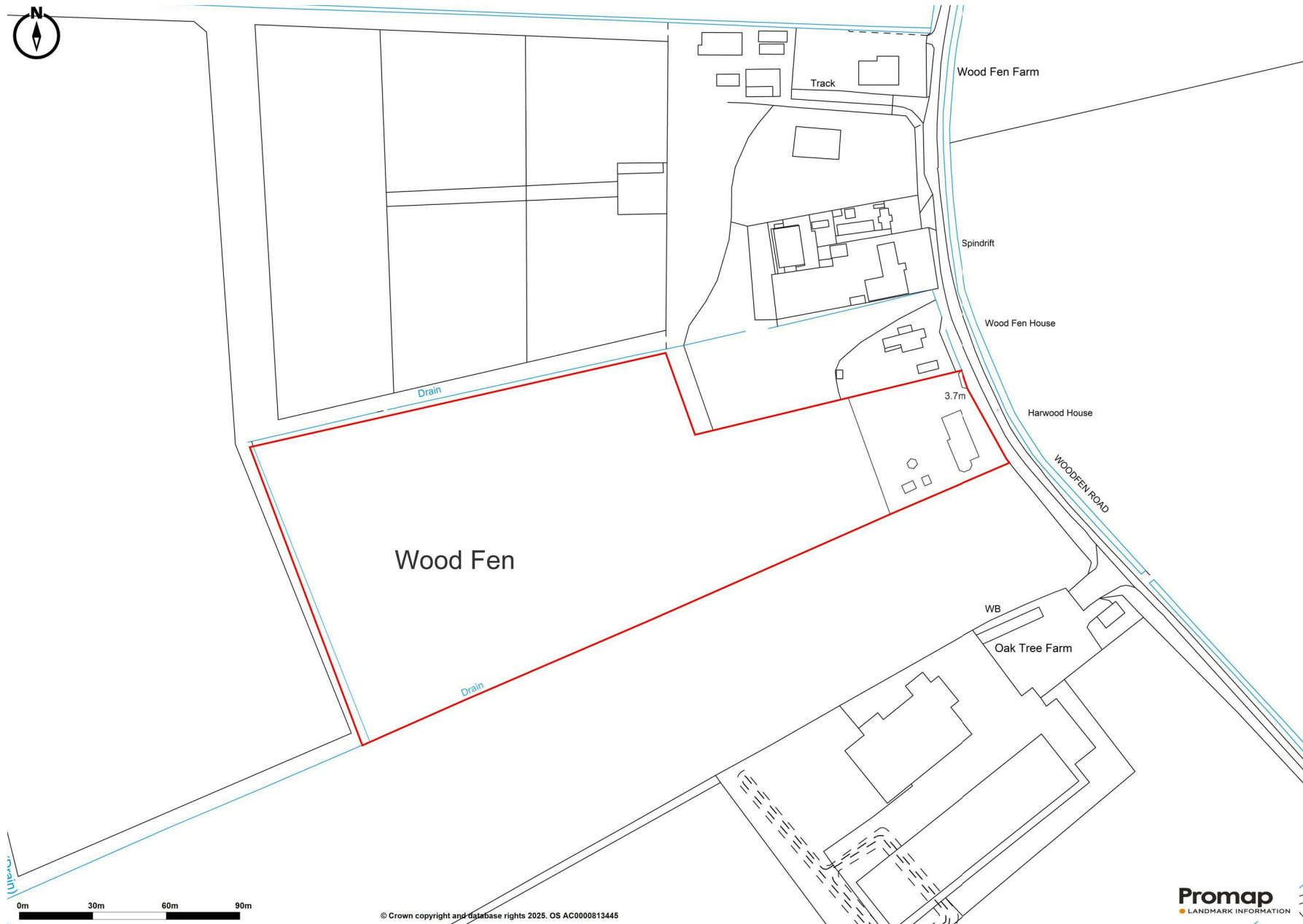










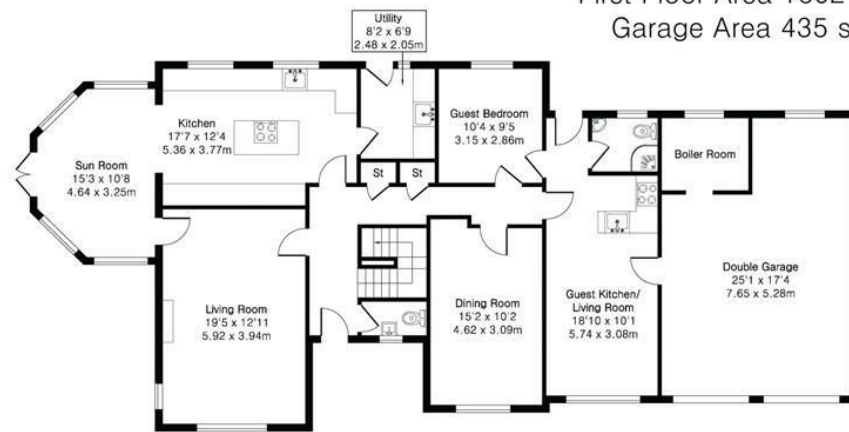


Approximate Gross Internal Area 2912 sq ft - 271 sq m

Ground Floor Area 1410 sq ft - 131 sq m

First Floor Area 1502 sq ft - 140 sq m

Garage Area 435 sq ft - 40 sq m



Ground Floor



First Floor



Agents note:

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

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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.



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