



Meadow Court, Littleport, CB6 1LQ

**CHEFFINS**

# Meadow Court

Littleport,  
CB6 1LQ

- Spacious Semi Detached
- 2 Reception Rooms & Conservatory
- Extended Kitchen
- 3 Bedrooms
- Gas Central Heating & Double Glazing
- Driveway & Garage
- South Facing Rear Garden
- Freehold / Council Tax Band B / EPC Rating D

A spacious three-bedroom semi-detached house is located in an established residential area on the outskirts of Littleport.

The property is bathed in natural light, offering ample living space on the ground floor, which includes an entrance porch and hallway, living room, dining room, conservatory, an extended kitchen, and a cloakroom. The first floor accommodates three bedrooms, two of which are generous double bedrooms, alongside a family bathroom. Benefiting from gas central heating and double-glazed windows throughout, the house also offers the possibility of extending to add a fourth bedroom, subject to the necessary planning permissions.

Externally, the house features a split-level, easily maintained south-facing garden at the rear. At the front, there is a driveway for off-street parking, alongside an additional shingle area that could serve as extra parking space. A single garage is also included.

This property presents a fantastic opportunity for those in search of spacious living accommodation.



**Guide Price £280,000**





## 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 PORCH

With door to front aspect, wall mounted electric fuse box.

## ENTRANCE HALL

With radiator and stairs leading to the first floor.

## LIVING ROOM

With double glazed window to the front aspect, radiator, laminate flooring, archway through to:

## DINING ROOM

With double glazed window to rear aspect, radiator, double width storage cupboard.

## CONSERVATORY

Of brick and upvc construction with double doors leading into the rear garden, tiled flooring.

## KITCHEN

An extended kitchen with double glazed window to the rear aspect, fitted with eye and base level storage units, drawers and worktops, stainless steel sink unit and drainer, tiled splashbacks, space for gas cooker with extractor hood over, space for fridge, plumbing for dishwasher, tiled flooring, radiator, door leading to the rear garden.

## CLOAKROOM

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

## FIRST FLOOR LANDING

With access to loft space, cupboard housing the gas combination boiler.

## BEDROOM 1

A double bedroom with double glazed window to front aspect, radiator, fitted wardrobes.

## BEDROOM 2

A double bedroom with double glazed window to the rear aspect, radiator.

## BEDROOM 3

A single bedroom with double glazed window to the front aspect, radiator, storage cupboard.

## BATHROOM

With obscured double glazed window to the rear aspect, suite comprising panel bath with shower overhead, wash hand basin, low level WC, radiator.

## OUTSIDE

To the rear of the property there is a split level, low maintenance, south facing garden predominantly laid to shingle but with patio areas for tables and chairs. At the front of the property there is a driveway providing off road parking for 2 vehicles. There is a garage with an up and over style door and there is an area which is laid to shingle which could be used as additional off road parking.

## AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - semi detached house

Property Construction - traditional brick construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 925.69

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - FTTP

Broadband Type - according to Ofcom.org.uk standard and superfast are available to the property

Mobile Signal/Coverage - according to Ofcom.org.uk "voice" is good for 4 out of the 4 main providers checked and "data" is good for 3 out of the 4 main providers checked

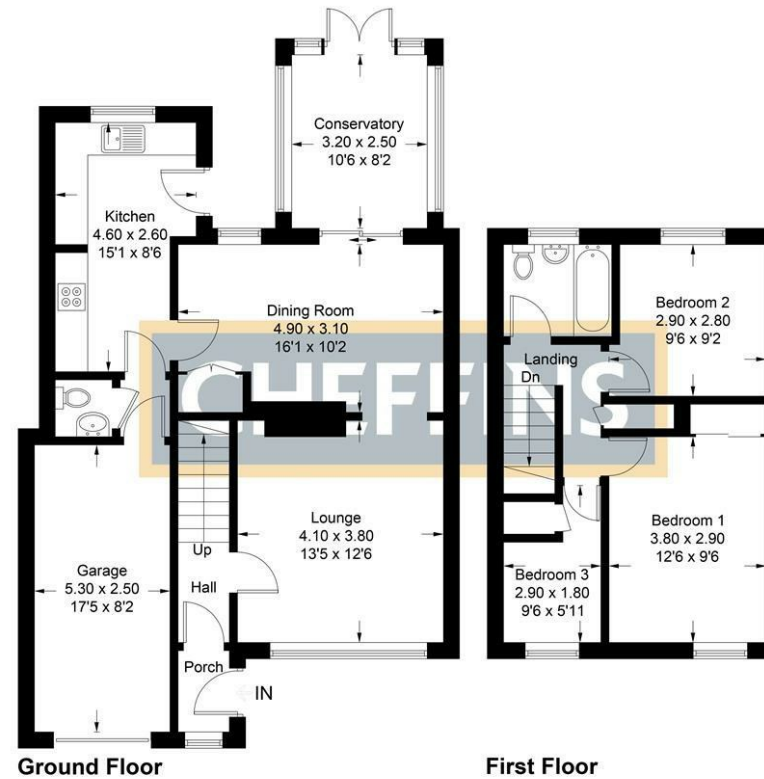
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area  
 Ground Floor = 60.7 sq m / 653 sq ft  
 First Floor = 35.6 sq m / 383 sq ft  
 Total = 96.3 sq m / 1036 sq ft  
 Garage = 13.2 sq m / 142 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. (ID1061289)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
England & Wales	EU Directive 2002/91/EC

Guide Price £280,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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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.