



**Black Horse Drove, Littleport, CB6 1EG**

**CHEFFINS**



# Black Horse Drove

Littleport,  
CB6 1EG

- Deceptively Spacious Family Home
- 4 Double Bedrooms
- Multiple Reception Rooms
- Refitted Kitchen/Breakfast Room
- Generous Gardens with Field Views
- Approx 0.4 of an Acre Plot (STS)
- Ample Off Road Parking & Garage Potential
- Freehold / Council Tax Band C / EPC Rating E

We are delighted to offer to the market this deceptively spacious family home located on the outskirts of the Town of Littleport.

This property really needs to be seen to be appreciated, being formerly 2 cottages combined into 1 large property and offers entrance hall, wet room, dining room, lounge, office, conservatory, refitted kitchen/breakfast room, utility, lean-to, 4 double bedrooms and refitted family bathroom.

Outside there is a garage which has been converted to use as storage but could easily be converted back to a garage and the front offers off road parking for 5/6 vehicles. The rear offers a landscaped garden with timber pergola, water feature and field views to the rear and side.

The total plot is estimated at 0.4 of an acre (sts) and is offered for sale with the benefit of no upward chain.

4 2 3



**Guide Price £495,000**



## 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 and door into:

**HALLWAY**

With stairs leading to the first floor

**WET ROOM**

With window to side, low level WC, wash hand basin, walk-in shower, extractor fan, heated towel rail.

**DINING ROOM**

With window to front, radiator, airing cupboard housing hot water tank, storage cupboard.

**LOUNGE**

With wood burning stove, radiator, door to rear leading into the conservatory, door leading into the garage.

**OFFICE**

With window to front, wood burning stove, radiator.

**CONSERVATORY**

With door to rear leading into the garden, radiator.

**UTILITY**

With 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine, boiler, door to:

**KITCHEN / BREAKFAST ROOM**

Refitted with a range of base and wall units, cupboards and drawers with granite work surfaces

over, inset 1 1/2 bowl stainless steel sink unit with mixer tap, integral dishwasher, 4-ring hob with extractor hood over, integrated double oven, integrated fridge/freezer, breakfast bar, spotlights, radiator, windows to side and rear, door to side leading to a lean-to.

**LEAN-TO**

With door to side providing access into the garden.

**FORMER GARAGE**

With door to front, door into the lounge, power and light connected.

**FIRST FLOOR LANDING**

With access to loft, window to side, radiator.

**BEDROOM 1**

With 2 windows to rear, window to side, 2 radiators, access to loft.

**BEDROOM 2**

With window to front, built-in cupboard, radiator.

**BEDROOM 3**

With window to front, radiator, built-in wardrobe.

**BEDROOM 4**

With window to rear, radiator.

**BATHROOM**

Fitted with a 4-piece suite comprising low level WC, floating wash hand basin, shower cubicle and

panelled bath, window to rear, heated towel rail, tiled splashbacks, extractor fan, under floor heating.

**OUTSIDE**

To the front there is a mainly laid to lawn garden with driveways to both sides providing off road parking for a number vehicles. To the rear there is a generous landscaped garden with timber pergola offering a covered seating area, mature shrubs, trees and plants, gardens sheds and greenhouses. The garden offers field views to the side and rear.

**AGENTS NOTE**

Please note that the property was subject to a subsidence claim originally dating back to 2004. We are advised by the vendors that the claim was in relation to three new additions to the house, namely the single-storey kitchen, conservatory, and front porch. All three had 'settled' and were showing signs of stress where they were connected to the main house. We are advised the main house was unaffected. The original repair work was deemed to be sub-standard and the claim was re-opened in 2012 and the necessary work carried out. A certificate of Structural Adequacy was issued in 2013 stating the cause of the damage being due to root induced clay shrinkage. Mitigation measures were undertaken as well as superstructure repairs and redecoration.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		



Guide Price £495,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambs District Council









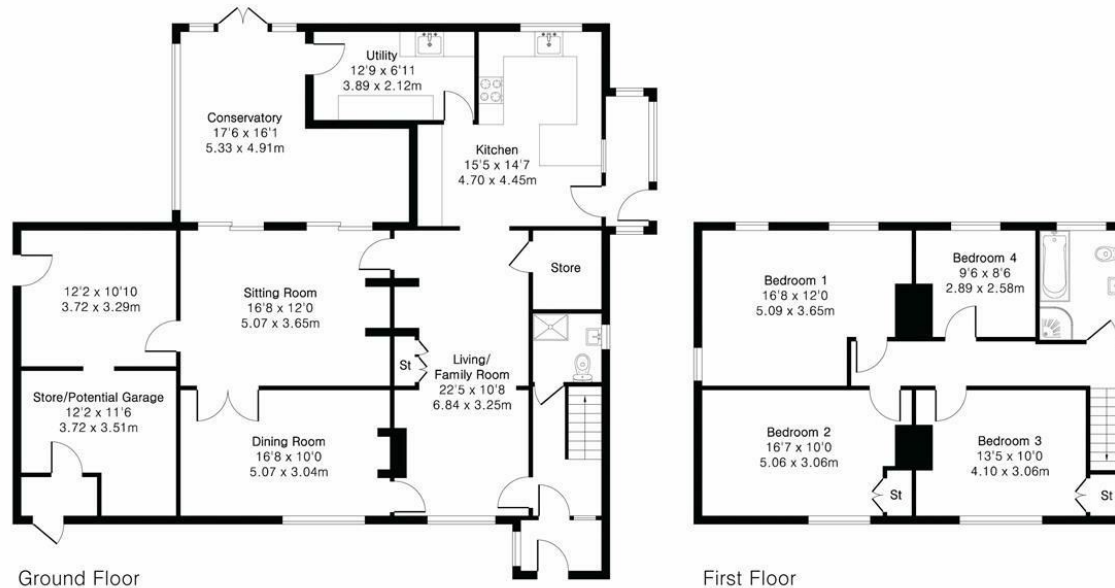




## Approximate Gross Internal Area 2390 sq ft - 222 sq m

Ground Floor Area 1634 sq ft – 152 sq m

First Floor Area 756 sq ft – 70 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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