



2 Lupins Close, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£435,000

2 Lupins Close

Littleport, Ely

A spacious detached house situated within a pleasant position looking towards a green and small park. Accommodation comprises entrance hall, cloakroom, lounge, study/playroom, dining room, spacious kitchen/diner, utility, four double bedrooms (two with en-suites) and refitted bathroom. Outside there is a larger than average rear garden, driveway and garage.

Viewing is highly recommended.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Detached House
- 4 Double Bedrooms (2 En-suite)
- Lounge & Separate Dining Room
- Study/Playroom
- Spacious Kitchen/Dining Room & Utility
- Refitted Bathroom
- Good Sized Rear Garden, Driveway & Garage
- Viewing Recommended



Entrance Hall

With door to front, stairs to first floor, radiator.

Cloakroom

With low level WC, wash basin, double glazed window to side, radiator.

Lounge

With double glazed window to front, television point, radiator.

Study/Playroom

With double glazed window to front, radiator.

Dining Room

With double glazed patio doors to rear, radiator.

Kitchen/Diner

With double glazed window and door to rear garden, fitted with a range of wall and base units with drawers and matching worksurfaces, electric oven, gas hob and extractor hood, sink unit and drainer, integrated dishwasher, radiator.

Utility

With door to outside, fitted storage units and worksurfaces, sink unit and drainer plumbing for washing machine, gas boiler, radiator.

Landing

Bedroom 1

With double glazed window to rear, built in wardrobes, radiator.

En-suite

With shower cubicle, low level WC, wash basin, radiator.



Bedroom 2

With double glazed window to front, radiator.

En-suite

With low level WC, washbasin, shower cubicle, radiator.

Bedroom 3

With double glazed window to front, radiator.

Bedroom 4

With double glazed window to rear, radiator.

Bathroom

Refitted with white suite comprising vanity unit with wash basin, low level WC, panelled bath with shower above, towel rail.

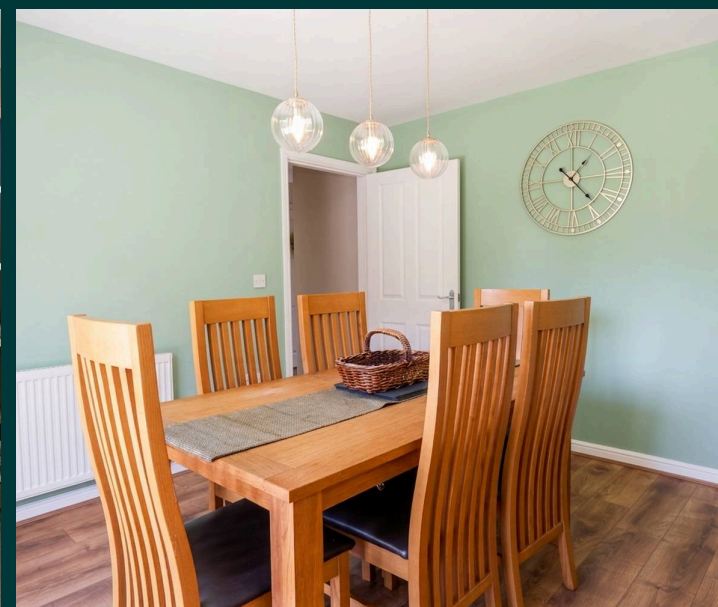
Agents Note

There is an estate management fee for the upkeep of communal areas which is currently £174 per annum.

Outside

To the rear of the house is a larger than average garden with a patio and decking providing an attractive seating area. The remainder of the garden is laid to lawn bordered by established planting.

To the side of the house is a driveway together with a single garage with metal up and over door.

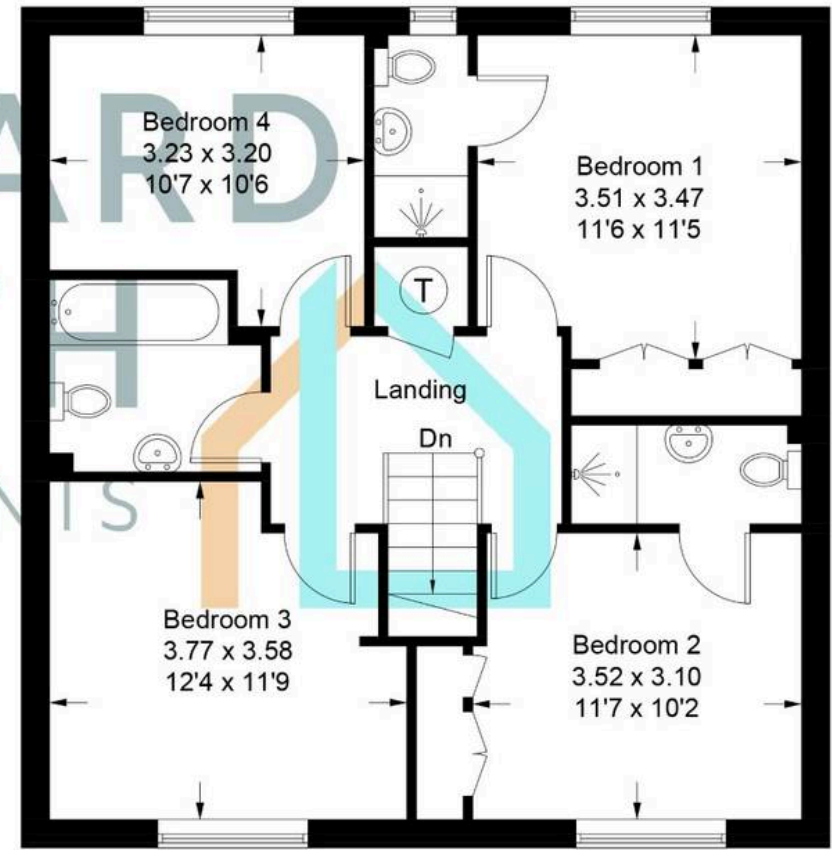
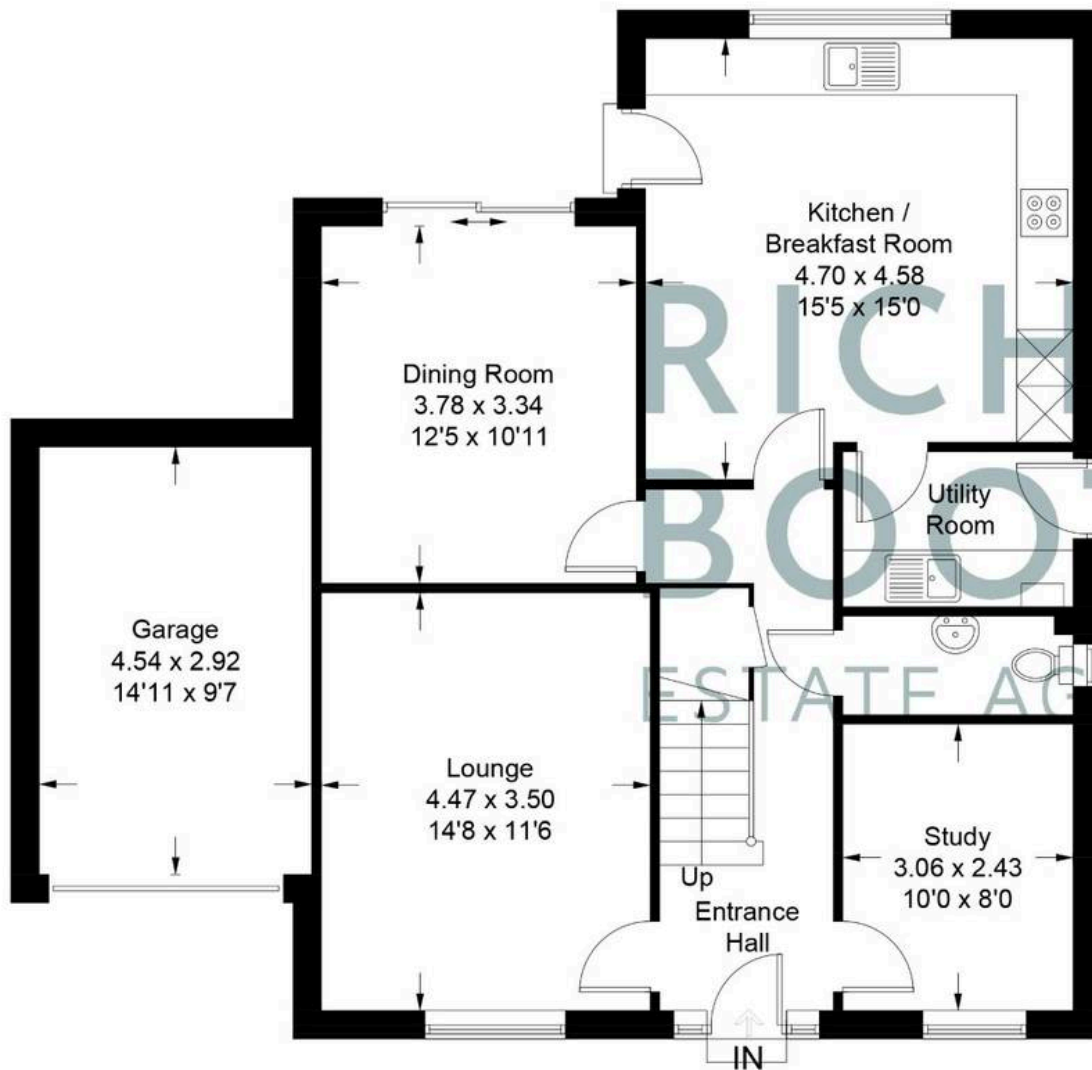








Approximate Gross Internal Area
Ground Floor = 89.6 sq m / 964.7 sq ft
First Floor = 67.6 sq m / 727.2 sq ft
Total = 157.2 sq m / 1691.9 sq ft



Ground Floor

First Floor

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. (ID1298007)



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