



**The Moorings, Lynn Road, Littleport CB6 1FU**

**welcome to**

## **The Moorings, Lynn Road, Littleport**

A well proportioned property located towards the outskirts of the village offering three bedrooms, MODERN KITCHEN and ALLOCATED PARKING. Offered to the market with NO ONWARD CHAIN.

### **Entrance Hall**

With radiator, stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator, wall mounted boiler, part tiled, extractor and window to front.

### **Kitchen**

12' 7" x 7' 6" ( 3.84m x 2.29m )

With a fitted range of modern base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink with mixer tap over, built in under oven with hob and extractor over, spaces for washing machine and fridge/freezer, radiator and double doors opening to rear.

### **Living Room**

17' 9" x 10' 1" ( 5.41m x 3.07m )

With two radiator and double doors opening to rear.





### **First Floor Landing**

With doors to:

### **Bedroom One**

17' 7" max x 10' 7" max ( 5.36m max x 3.23m max )

With radiator, loft access, door with glazed side panels opening to Juliet balcony, restricted head height and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising corner shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, part tiled and extractor.

### **Bedroom Two**

10' 2" max x 7' 8" max ( 3.10m max x 2.34m max )

With radiator, restricted head height and window to front aspect.

### **Bedroom Three**

7' 8" max x 6' 7" max ( 2.34m max x 2.01m max )

With radiator, restricted head height and window to rear aspect.

### **Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, part tiled, restricted head height, shaver point and extractor.

### **Outside**

To the front of the property there is a lawned garden with a pathway leading to the front door. Allocated parking is situated in front of the property.

### **Agents Notes**

1. The property falls under a managed freehold, management fees are yet to be agreed. Please contact the branch for further information.
2. The title plan of the property will need to be split, please contact the branch for time scales involved.



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## The Moorings, Lynn Road, Littleport

- No Onward Chain
- Modern Kitchen
- Three Bedrooms
- En-Suite Facilities to Bedroom One
- Allocated Parking

Tenure: Freehold

EPC Rating: B

Council Tax Band: B

offers over

**£230,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:

ELY110027 - 0009

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