



Grange Lane, Littleport, Ely, Cambridgeshire CB6 1HW

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A substantial detached family home, situated within a non-estate location within walking distance to local schools, amenities and benefits from the advantage of no upward chain. Offering four double bedrooms, three reception rooms, kitchen, utility room, double garage, front and rear garden.

- Four Spacious Reception Rooms
- Utility and Cloakroom
- Conservatory
- Kitchen and Dining Room
- Lift To First Floor
- Four Double Bedrooms (One with En-Suite)
- Family Bathroom
- Double Garage
- Front & Rear Gardens

Guide Price: £485,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL

FAMILY ROOM 10'5" x 11'10" (3.18 m x 3.60 m)

KITCHEN 17'8" x 10'1" (5.39 m x 3.07 m)

UTILITY ROOM/WC 11'9" x 10'4" (3.59 m x 3.14 m)

DOUBLE GARAGE 17'9" x 17'10" (5.40 m x 5.44 m)

CLOAKROOM

CONSERVATORY 12'4" x 14'9" (3.77 m x 4.49 m)

DINING ROOM 11'6" x 12'3" (3.51 m x 3.73 m)

LIVING ROOM 17'9" x 17'2" (5.41 m x 5.23 m)



FIRST FLOOR LANDING

FAMILY BATHROOM 8'8" x 7'2" (2.65 m x 2.19 m)

PRINCIPAL BEDROOM 12'11" x 15'6" (3.93 m x 4.73 m)

EN-SUITE 8'8" x 6'0" (2.64 m x 1.82 m)

BEDROOM TWO 13'6" x 12'10" (4.12 m x 3.90 m)

BEDROOM THREE 10'10" x 13'2" (3.31 m x 4.01 m)

BEDROOM FOUR 11'6" x 10'9" (3.51 m x 3.28 m)

EXTERIOR

Double Garage. Front and rear gardens.

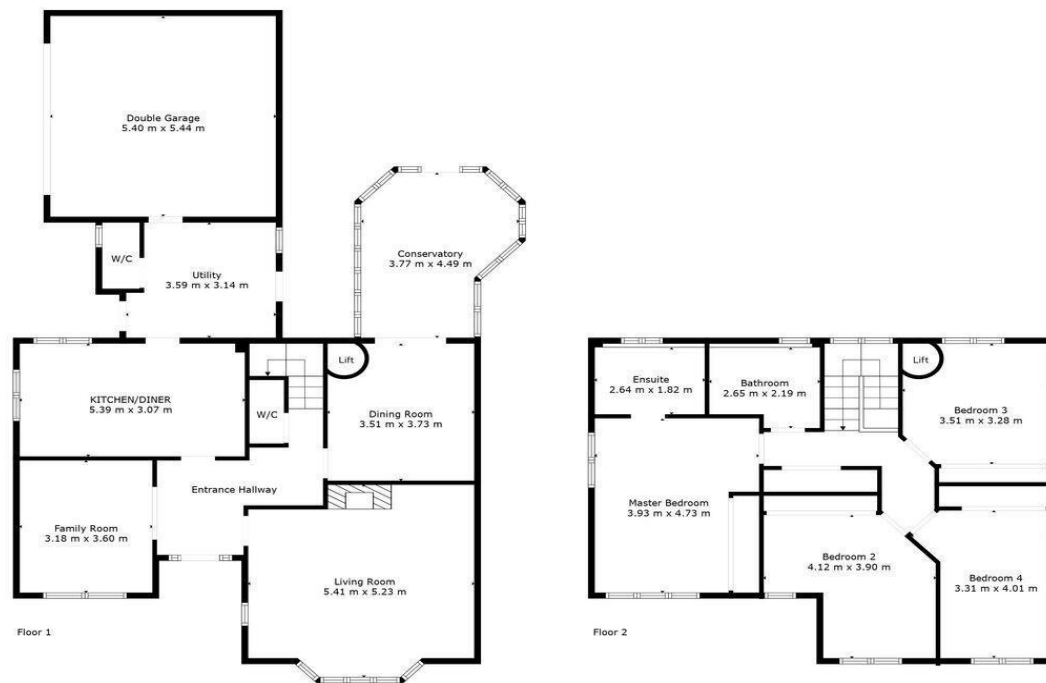
Tenure The property is Freehold

Council Tax Band F **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7370





TOTAL: 182 m²
 FLOOR 1: 99 m², FLOOR 2: 83 m²
 EXCLUDED AREAS: UTILITY: 10 m², DOUBLE GARAGE: 29 m²
 WALLS: 19 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.