



8 Lumley Close, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£425,000

## 8 Lumley Close

Ely

Situated within a highly regarded part of Ely and with an attractive outlook to the front, this detached home comprises entrance hall, cloakroom, lounge, separate dining room, conservatory, kitchen, utility, 4 bedrooms (1 ensuite) and family bathroom, together with south facing rear garden, driveway and garage. The property would benefit from modernisation but offers potential to become an excellent family home.

Viewing recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Established Detached Home
- Highly Regarded Location
- Attractive Position Looking Towards Trees at the Front
- 4 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Kitchen & Utility
- Conservatory
- South Facing Garden
- Driveway & Garage



## ENTRANCE HALL

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

## CLOAKROOM

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

## LOUNGE

With double glazed window to front aspect, fitted gas fire with timber surround, television point, radiator. Double doors to...

## DINING ROOM

With French doors to conservatory.

## CONSERVATORY

Of brick and upvc construction with doors onto garden.

## KITCHEN

With double glazed window to rear aspect, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in double oven, hob and extractor hood, plumbing for dishwasher, radiator.

## UTILITY

With door and double glazed window to rear, sink unit and drainer, wall and base level storage units and worktop, plumbing for washing machine, radiator.

## FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder.

## BEDROOM 1

With double glazed window to front aspect, fitted wardrobes and high level cupboards, dressing table and drawers, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to front aspect, radiator.



#### **BEDROOM 2**

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

#### **BEDROOM 3**

With double glazed window to front aspect, built-in cupboard, radiator.

#### **BEDROOM 4**

With double glazed window to rear aspect, access to loft, radiator.

#### **BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, radiator.

#### **AGENTS NOTE**

The property has the benefit of solar panels.

#### **OUTSIDE**

To the front of the property there is an open plan lawned garden which continues around the side, together with established hedging and planting. To the rear there is an excellent south facing garden which is partly walled and has a patio leading onto a lawn with well stocked borders and a timber built storage shed. Gated pedestrian access leads alongside the house to the front.

To the front of the property there is a block paved driveway leading to a single garage with electric up-and-over door.





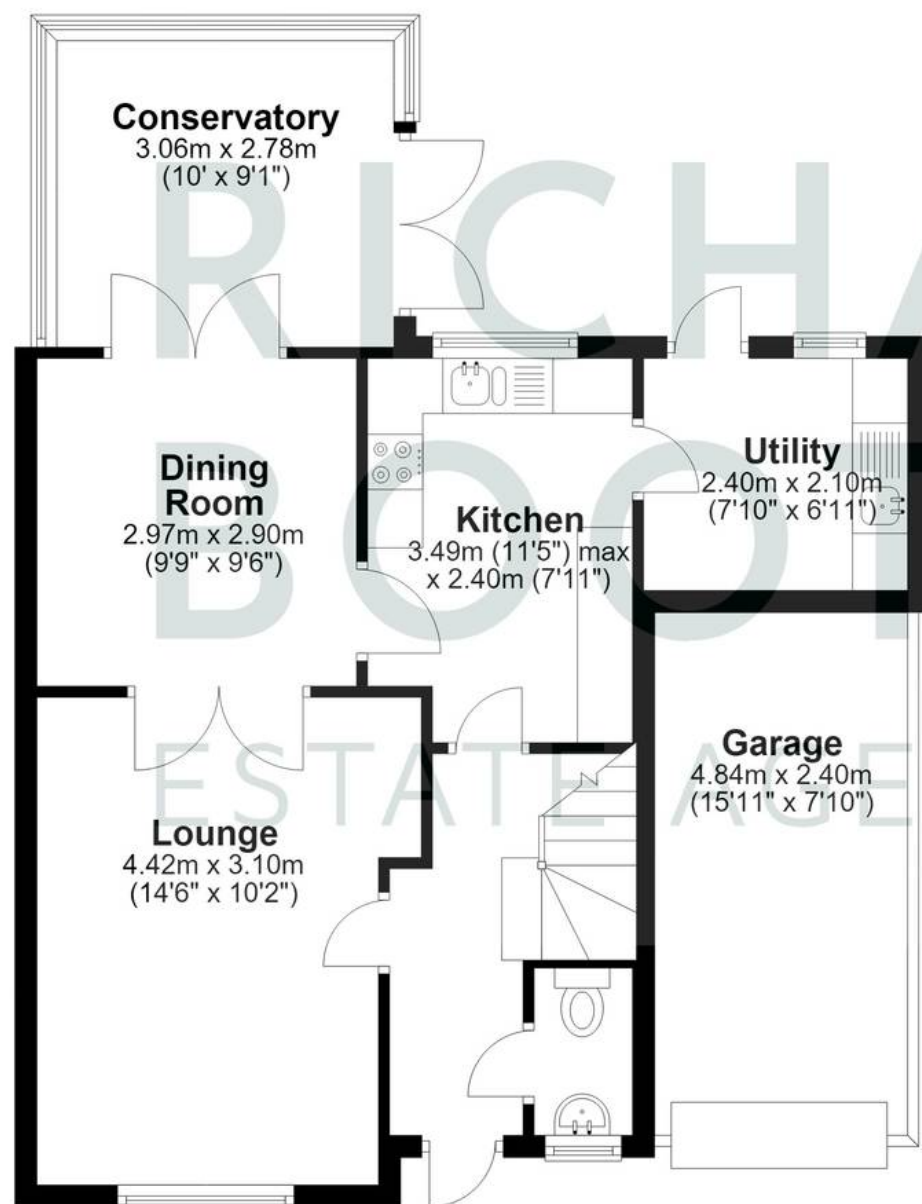






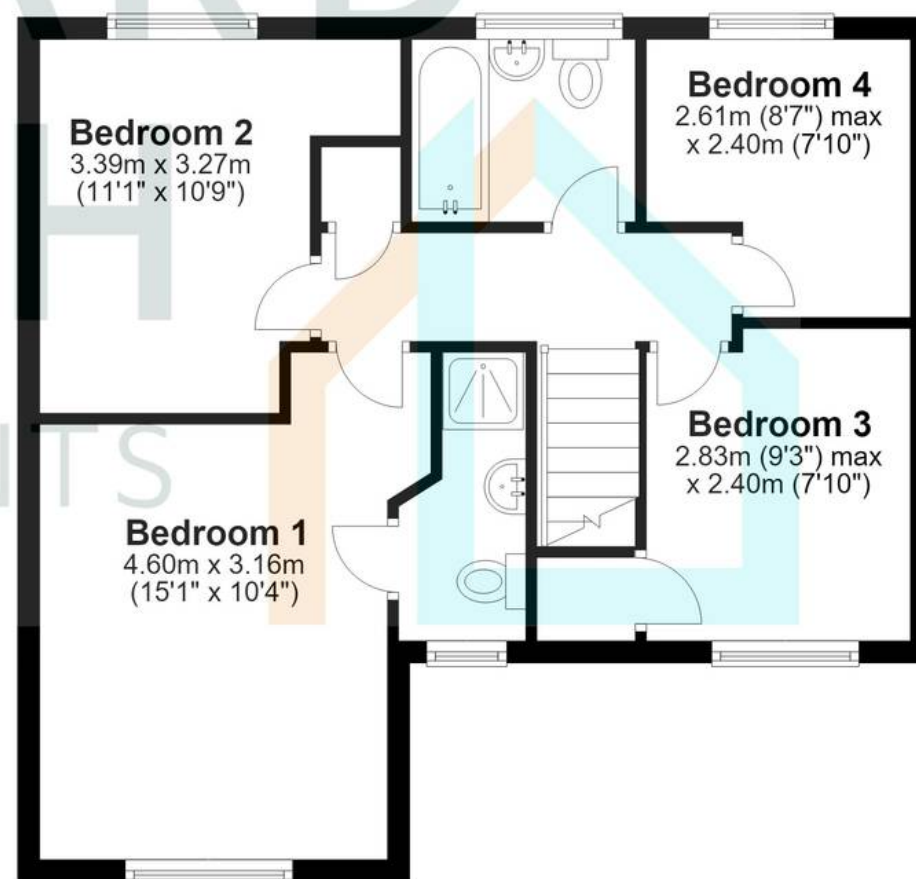
## Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)  
(excluding Garage)



## First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)



## Richard Booth Estate Agents

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