



Lowfield Crescent, Littleport, CB6 1FP

**CHEFFINS**

# Lowfield Crescent

Littleport,  
CB6 1FP

4 2 1

**£395,000**

- Detached Family Home
- Four Bedrooms
- Kitchen / Dining Room
- Living Room Overlooking The Park
- Air Conditioning
- Garage and Driveway Parking
- Freehold / Council Tax D / EPC B

Cheffins are pleased to market this well presented detached family home situated in the highly regarded development within Littleport benefiting from views of Highfield Park.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, ground floor cloakroom, utility room, 4 bedrooms (1 ensuite) and family bathroom.

Outside there is a fully enclosed rear garden with single garage and driveway parking for two cars.

Viewing of this beautiful home is highly recommended.





## 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 HALLWAY

With door to front, stairs leading to the first floor, understairs storage cupboard, LVT flooring and radiator.

## KITCHEN / DINING AREA

Fitted with a range of base units, cupboards and drawers with worksurfaces over, integrated one and a quarter stainless steel sink with mixer tap, integrated four ring gas hob with oven under, stainless steel overhead extractor fan, space for fridge/freezer, integrated dishwasher, breakfast bar, tiled floor, windows to the rear and sliding doors leading to the garden.

## UTILITY ROOM

With plumbing for washing machine and tumble dryer, worktop space, wall mounted combi boiler, tiled flooring and door to side access.

## LIVING ROOM

With bay window to front, radiator and LVT flooring.

## CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin, radiator.

## FIRST FLOOR LANDING

With window to the side, air conditioning unit.

## BEDROOM 1

With window to the front, radiator, built in wardrobes.

## ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle, heated towel rail, tiled splashbacks surrounding, shaving point, extractor fan and tiled flooring.

## BEDROOM 2

With window to the rear, built in wardrobes, radiator.

## BEDROOM 3

With window to the rear, radiator.

## BEDROOM 4

With window to the front, radiator and built in wardrobe.

## OUTSIDE

To the front of the property there is a small low maintenance front garden with pathway leading to the front door and pathway offering side access to the rear garden. The

property offers driveway parking for 2 vehicles leading to a single garage with up and over door connected with power and light.

The rear is mainly laid to lawn with patio area and decking area at the rear.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## AGENT NOTES

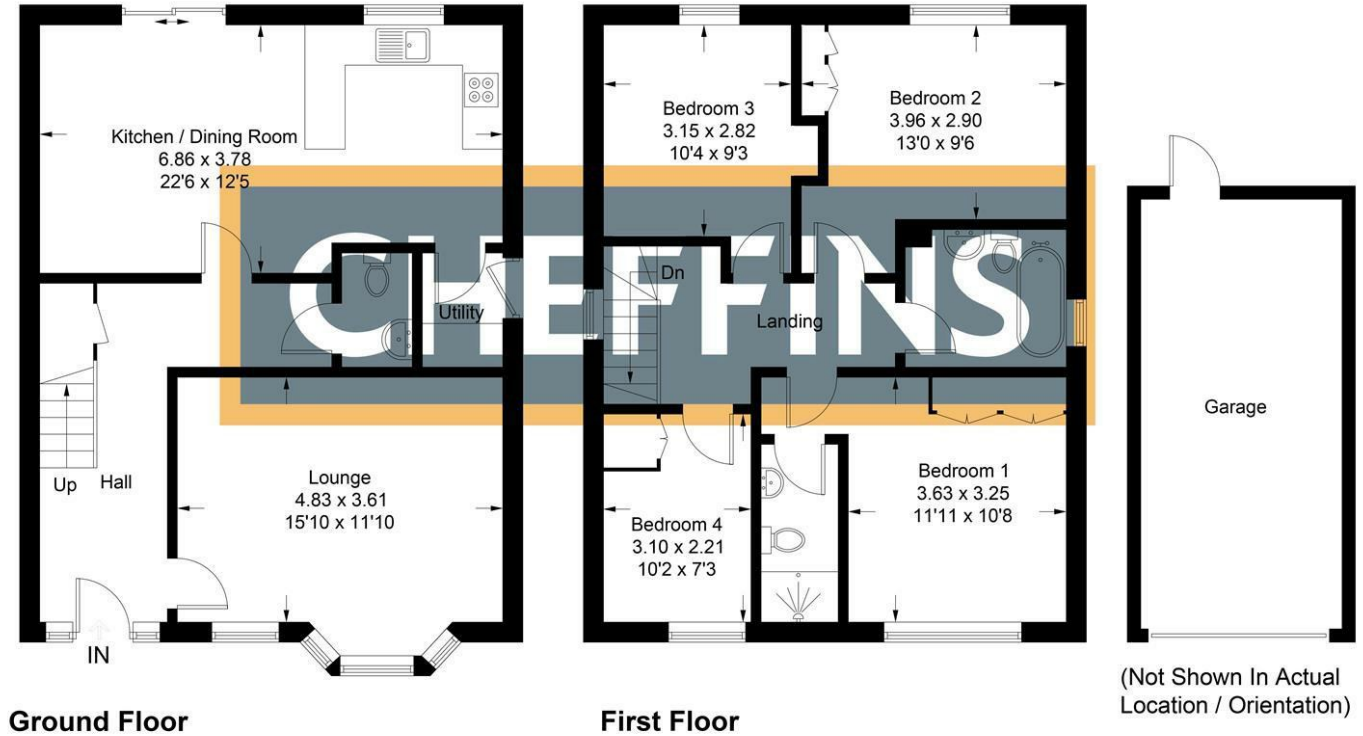
We are advised there is a service charge payable in respect of the upkeep of communal areas currently in the sum of £160.00 per annum.







Approximate Gross Internal Area  
 Ground Floor = 62.7 sq m / 675 sq ft  
 First Floor = 61.4 sq m / 661 sq ft  
 Total = 124.1 sq m / 1336 sq ft  
 (Excluding Garage)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	93
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£395,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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. (ID1300266)

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.