

Martins Lane, Little Downham CB6 2TH

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Pocock + Shaw

Martins Lane, Little Downham, Ely, Cambridgeshire, CB6 2TH

A three bedroom link-detached home situated just off the high street in this highly sought after village. No upward chain.

- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Three Bedrooms, One Ensuite
- Family Bathroom
- Gas Central Heating
- Enclosed Rear Garden
- Garage and Parking.
- No Upward Chain.

Guide Price: £325,000









LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE HALL with entrance door and window to side. Staircase rising to first floor, radiator and door to:-

CLOAKROOM Fitted with a white suite comprising WC, pedestal wash hand basin, double glazed window, radiator.

DUAL ASPECT SITTING ROOM 19'4" x 10'6" (5.90 m x 3.20 m) with double glazed window to front and double glazed double French doors to rear garden. Open fireplace sat on a raised marble hearth with timber surround, two radiators.

DUAL ASPECT KITCHEN / DINING ROOM 19'4" x 10'6" (5.90 m x 3.20 m) with double glazed window to side and rear, door to garden.

KITCHEN AREA Fitted with a matching range of wall and base units with drawers and work surfaces over, inset 1 1/2 bowl single drainer sink unit, built-in stainless steel finish cooking appliances include and electric oven / grill and four ring gas hob with extractor hood over. Integrated dishwasher, downlighters to ceiling and ceramic tiled floor.

DINING AREA with radiator.

UTILITY ROOM 5'11" x 5'7" (1.80 m x 1.70 m) with double glazed door to side. Base unit with work surfaces over & inset stainless steel single drainer sink unit with tiled splashbacks. Plumbing and space for washing machine, wall mounted gas boiler, ceramic tiled floor, extractor fan and radiator.

FIRST FLOOR LANDING with double glazed window to side on return of staircase. Hatch to roof space, airing cupboard

BEDROOM ONE 12'10" x 9'6" (3.90 m x 2.90 m) with double glazed window to rear. Radiator.

EN-SUITE SHOWER ROOM with double glazed window to front. White suite comprising WC, tiled shower cubicle and pedestal wash hand basin. Extractor fan and radiator.

BEDROOM TWO with double glazed window to rear. Built-in double wardrobe, radiator.

BEROOM THREE 9'10" x 9'2" (3.00 m x 2.80 m) with double glazed window to front. Radiator.

FAMILY BATHROOM with double glazed window to front. White suite comprising panel enclosed bath with twin grips & mixer tap with hand shower attachment, WC and pedestal wash hand basin. Tiled surrounds, extractor fan, halogen downlighters and radiator.

EXTERIOR The house is set back from the road. Adjacent is a paved driveway which leads to the garage and in turn provides parking for one vehicle.

The rear garden consists of a paved patio from the house, beyond which it is predominantly laid t lawn and enclosed by timber panel fencing. Side access and double glazed personal door and window to:-

GARAGE with up and over door, power and light.

Tenure	The property is Freehold
Council Tax	Band C
EPC	TBC
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-4954s



















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.

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