



Hale Fen, Littleport CB6 1EJ

welcome to
Hale Fen, Littleport

A semi-detached house situated in a rural location with field views, with three bedrooms, the addition of a conservatory, driveway and gardens. Viewing highly recommended.

Entrance Hall

With radiator, stairs to first floor and door to:

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

With radiator, wood burning stove set on tiled hearth with brick surround, storage cupboard, double glazed window to front aspect and opening to:

Kitchen

11' 7" x 8' 6" (3.53m x 2.59m)

With a contemporary range of base units and drawers with work surfaces over to three sides, matching wall units, inset butler style sink with mixer tap over, space for range style oven with extractor hood over, spaces for washing machine, dishwasher and fridge/freezer, radiator, tiled flooring, window and door into conservatory and door to:

Bathroom

Fitted with suite comprising panel enclosed bath with shower over and folding shower screen, vanity sink and w.c unit with storage beneath, towel ladder radiator, tiled flooring, extractor and double glazed window to side.

Conservatory

15' 7" x 10' 6" (4.75m x 3.20m)

With radiator, power points, wall light points, double glazed windows to side and rear, French Doors opening to side and rear garden.





First Floor Landing

With loft access, double glazed window to side aspect and doors to:

Bedroom One

14' 8" x 9' 4" (4.47m x 2.84m)

With radiator, feature cast iron fireplace, alcove shelving, double glazed window to front aspect and door to:

En-Suite Cloakroom

Fitted with a suite comprising low level w.c, vanity wash hand basin with mixer tap over and storage beneath, double glazed window to front.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

With radiator, built in storage cupboard and double glazed window to rear aspect.

Bedroom Three

8' x 7' 10" (2.44m x 2.39m)

With radiator and double glazed window to rear aspect.



Outside

To the front of the property there is a driveway providing ample off road parking with the remainder being laid mostly to lawn. Gated access leads to the rear garden and is predominantly laid to lawn with gravelled pathways leading to storage sheds.

Agents Notes

1. Waste from the property is served by septic tank. Contact the branch for more details.
2. The heating to the property is oil and wood burning stove. Contact the branch for more details.



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welcome to

Hale Fen, Littleport

- Rural Location
- Field Views
- Semi-Detached House
- Three Bedrooms
- Addition of a Conservatory

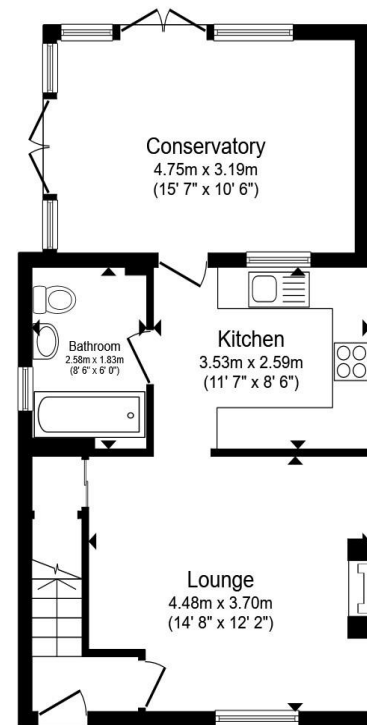
Tenure: Freehold

EPC Rating: E

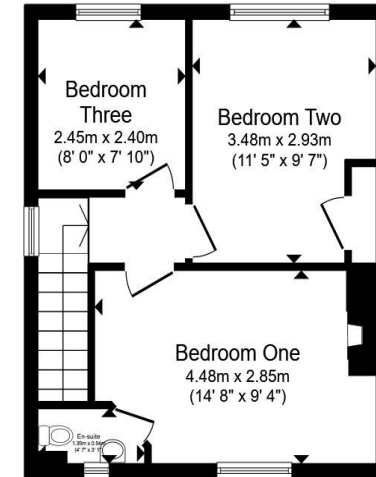
Council Tax Band: A

offers over

£290,000



Ground Floor



First Floor

Total floor area 84.9 m² (914 sq.ft.) approx

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.propertybox.io



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Property Ref:
ELY109866 - 0005

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