

Black Horse Drove, Littleport, CB6 1EG

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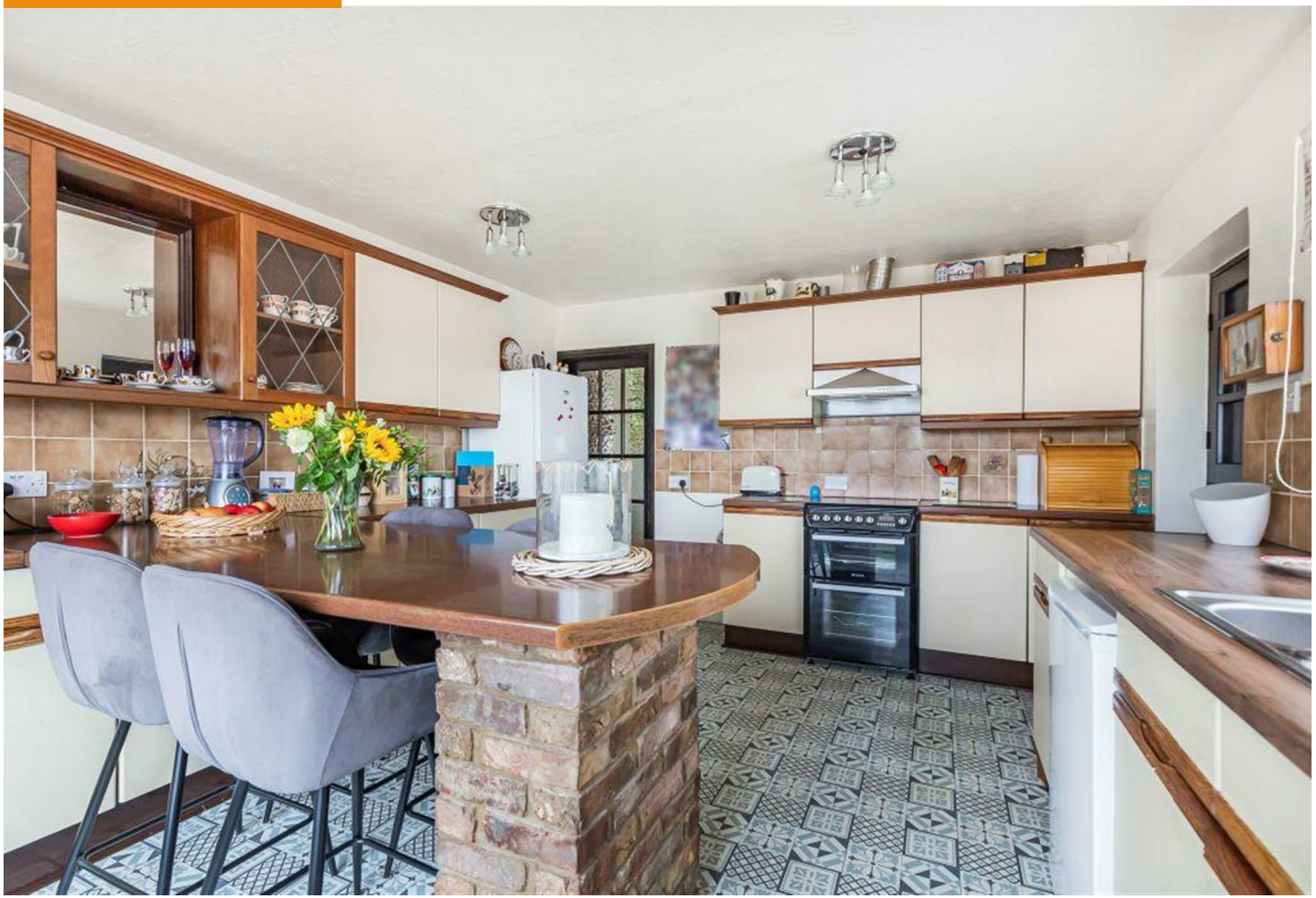
Black Horse Drove

Littleport,
CB6 1EG

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Guide Price £280,000

- Semi Rural Location
- Detached Bungalow
- Kitchen / Breakfast Room
- 3 Good Sized Bedrooms
- Off Road Parking
- Field Views To Rear
- Freehold / Council Tax C / EPC TBC



Cheffins offer to the market this well presented 3 bedroom detached bungalow located on the outskirts of the village of Littleport. The property set in a semi rural location and offers field views to the rear.

Internally there is a Lean To providing access to a Kitchen / Breakfast Room, Inner Hallway, Lounge, 3 good sized Bedrooms and a Shower Room.

Outside the property there is a mainly laid to lawn front garden, gravelled driveway providing off road parking whilst the rear offers another mainly laid to lawn garden with paved patio and gated access enjoying field views at the rear.

To fully appreciate the size, location and potential of this lovely home an early viewing 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.

INNER HALLWAY
With loft access to a part boarded loft with loft ladder.

LOUNGE
Window to front, door to side, electric fire place and two radiators.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, plumbing for a washing machine, space for single oven with extractor hood over, breakfast bar, radiator, space for fridge / freezer, door to side into the Lean To / Conservatory.

LEAN TO / CONSERVATORY
Door to front and doors to rear, electric and vent for tumble dryer, door leading to Kitchen.

BEDROOM 1
Window to the rear, radiator and 2 built in wardrobes.

BEDROOM 2
Window to the rear and radiator.

BEDROOM 3
Window to side, radiator, built in wardrobes.

SHOWER ROOM
Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and double shower cubicle. Window to the side, an airing cupboard housing the hot water tank and a heated towel rail.

OUTSIDE
To the rear is a mainly laid to lawn garden with paved patio, gated access to the front, inset plants, shrubs and trees, field views to the rear, greenhouse and timber workshop with power and light connected.

To the front there is a gravel driveway providing offroad parking with a mainly laid to lawn front garden.

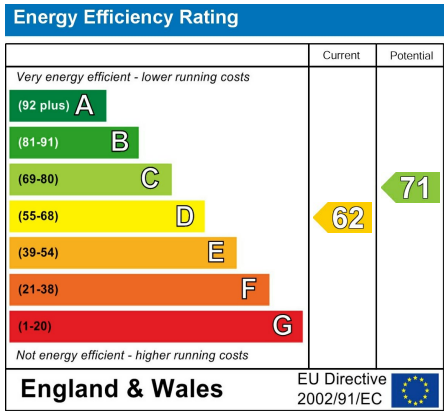
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



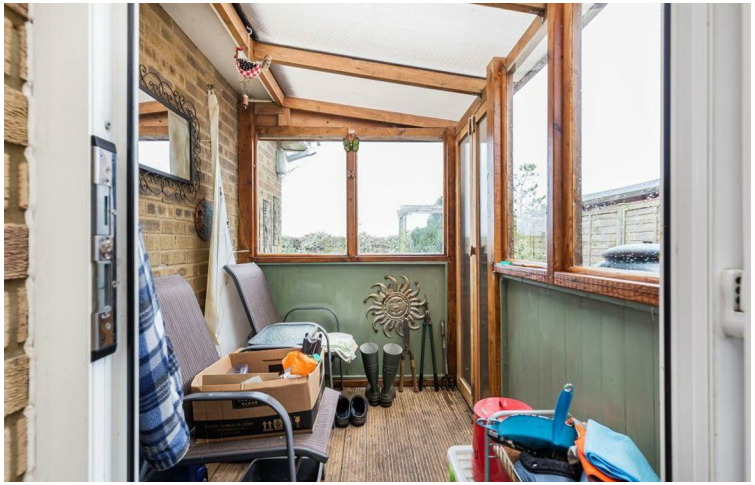


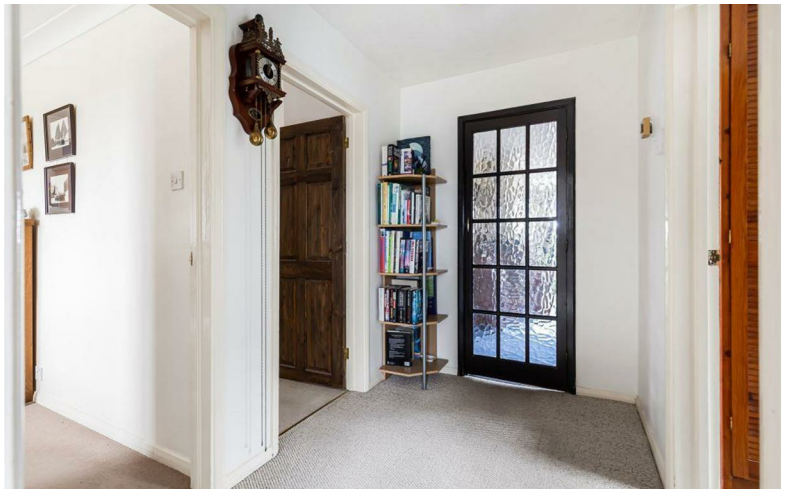












Guide Price £280,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council



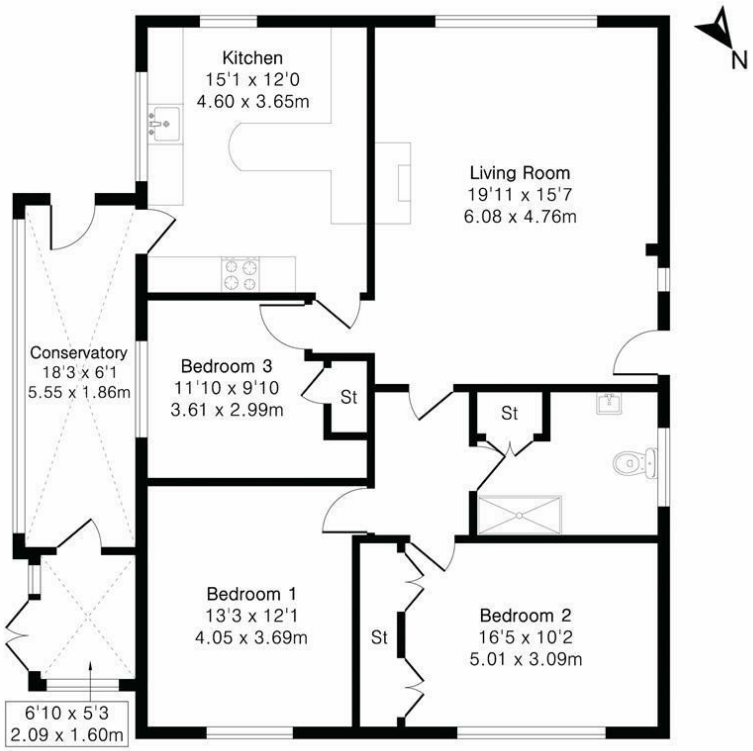






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Approximate Gross Internal Area 1257 sq ft - 117 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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