

53 Kingsmead Court, Littleport

Ely

RICHARD BOOTH ESTATE AGENTS

£230,000

53 Kingsmead Court

Littleport, Ely

A spacious semi detached property situated within a popular, small development and offered for sale with no upward chain.

Accommodation comprises entrance hall, lounge, kitchen with archway to dining room, conservatory, 2 double bedrooms and modern bathroom. Outside there is an enclosed rear garden, driveway and garage, together with an additional parking space opposite the property.

The house has an attractive outlook to the front across a green area and has the benefit of gas central heating. This is an ideal first time purchase and viewing is recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious Semi Detached House
- 2 Double Bedrooms
- Kitchen with Archway to Dining Room
- Lounge & Conservatory
- Enclosed Rear Garden
- Garage, Driveway & Additional Parking Space
- Gas Central Heating
- Popular, Small Development



ENTRANCE HALL
With door to front aspect, stairs to first floor, double glazed window, radiator.

LOUNGE
With double glazed window, under stairs storage cupboard, television point, radiator.

DINING ROOM
With patio doors to conservatory, radiator. Archway to..

KITCHEN
With double glazed window, stainless steel sink unit and drainer, fitted with matching wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, plumbing for washing machine, space for upright fridge/freezer.

CONSERVATORY
With doors to rear garden.

FIRST FLOOR LANDING
With access to loft.

BEDROOM 1
With double glazed window, deep storage cupboard housing the gas fired combination boiler, built-in single wardrobe, radiator.

BEDROOM 2
With double glazed window, radiator.

BATHROOM
With modern suite comprising low level WC, vanity unit, panelled bath with shower above, heated towel rail, double glazed window.







OUTSIDE

To the rear of the property there is an enclosed garden which is mainly laid to lawn, together with a paved patio.

To the side of the house there is a driveway providing off street parking and leading to a single garage with metal up and over door, power and light connected and a personnel door into the rear garden.

There is also an additional parking space located opposite the property.









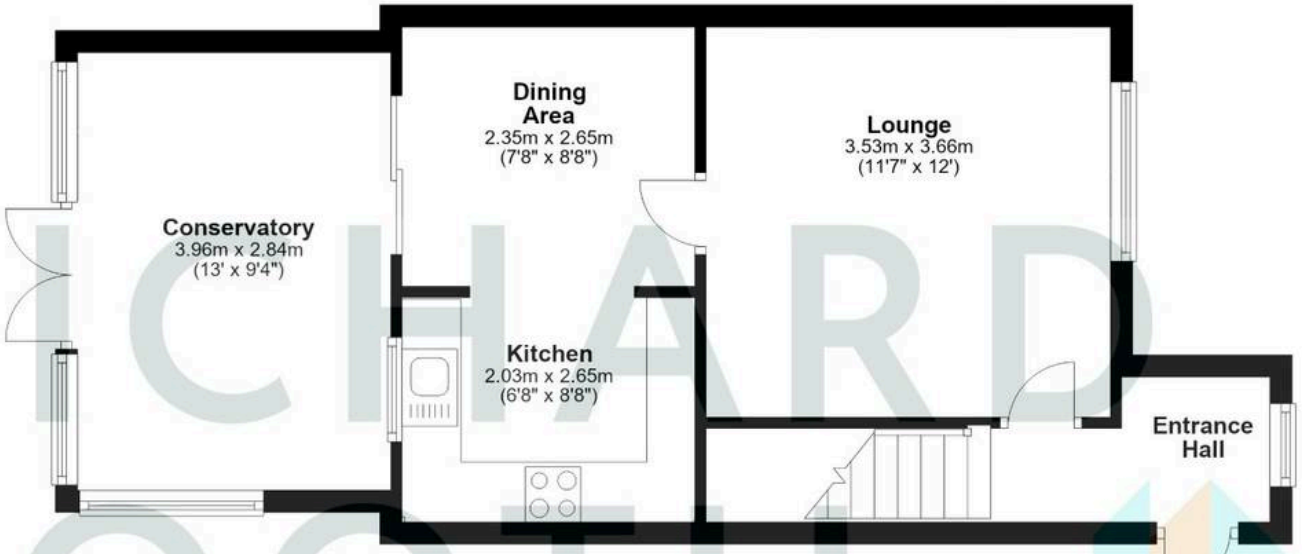






Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 71.2 sq. metres (765.9 sq. feet)

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The Property Ombudsman