



**Shire Lane, Littleport, Ely, Cambridgeshire CB6 1GR**

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## Shire Lane, Littleport, Ely, Cambridgeshire CB6 1GR

A hugely popular “Russet” style home by Cannon Kirk on a private road of the new Highfields Prior estate on the edge of Littleport village. Accommodation comprises four double bedrooms, one en-suite, three reception rooms, large open plan kitchen/breakfast room, family bathroom, garden and garage.

- Semi-Detached Family Home
- Four Double Bedrooms (One with En-Suite)
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage

**Guide Price: £375,000**



**LITTLEPORT** is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

**ENTRANCE HALL** With door to front aspect, staircase rising to first floor.

**DOWNSTAIRS CLOAKROOM** With low level WC and wash hand basin.

**STUDY** 9'10" x 9'8" (2.99 m x 2.94 m) With double glazed window to front aspect and radiator.

**LIVING ROOM** 15'6" x 11'1" (4.73 m x 3.39 m) With double glazed window to front aspect, radiator and double doors opening to dining room.

**DINING ROOM** 11'1" x 7'10" (3.38 m x 2.40 m) With French doors to rear aspect and radiator.

**KITCHEN/BREAKFAST ROOM** 16'10" x 15'3" (5.12 m x 4.66 m) With wood effect tiled flooring and a number of high quality kitchen units with under unit lighting. Finished with laminate worktops and matching upstand plus a stainless steel splash back behind the hob. The kitchen has further benefitted from a recently added attractive, ceramic sink. Integrated appliances include double oven, gas hob and extractor fan, dishwasher and full size fridge/freezer

**UTILITY ROOM** 9'9" x 5'5" (2.97 m x 1.64 m) The utility area offers further additional cupboard units and worktop space, a stainless steel sink, appliance spaces for washing machine and tumble drier.

## FIRST FLOOR LANDING

**BEDROOM ONE** 13'5" x 11'1" (4.08 m x 3.38 m) With fitted built in wardrobes, radiator and double glazed window to rear aspect.

**EN-SUITE SHOWER ROOM** With shower, low level WC, wash hand basin and heated towel rail.

**BEDROOM TWO** 14'5" x 10'0" (4.40 m x 3.04 m) With fitted built in wardrobes, radiator and double glazed window to front aspect.

**BEDROOM THREE** 11'1" x 10'2" (3.38 m x 3.10 m) With double glazed window to front aspect and radiator.

**BEDROOM FOUR** 9'11" x 9'2" (3.03 m x 2.80 m) With double glazed window to rear aspect and radiator.

**FAMILY BATHROOM** Suite comprising panelled bath with shower, low level WC and wash hand basin. Heated trowel rail and double glazed window to front aspect.

**EXTERIOR** The garden offers practical low level maintenance with artificial turf, paved patio and gravelled borders. To rear driveway and garage can be found.

**GARAGE** 19'4" x 9'8" (5.90 m x 2.95 m)

**Tenure** - The property is Freehold  
Service Charges apply – current charges for Jan – June 2026 were £109.60 payable half yearly.

**Council Tax** - Band D      **EPC** B (85/94)

**Viewing** - By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

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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.

**Approximate Gross Internal Area 1486 sq ft - 138 sq m  
(Excluding Garage)**

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 674 sq ft – 63 sq m

Garage Area 187 sq ft – 17 sq m



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.

**Pocock + Shaw**