



Kingsmead Court, Littleport, Ely, Cambridgeshire CB6 1LR

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A well presented two bedroom home with garden room situated on a generous plot with garage and driveway to the side.

- Two Bedroom Semi-Detached Home
- Entrance Hall
- Kitchen/Breakfast Room
- Conservatory
- Sitting Room
- Family Bathroom
- Enclosed Garden
- Garage and Parking

Guide Price: £229,950



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 Stairs to first floor, useful understairs storage cupboard and single radiator. Laminate flooring.

SITTING ROOM 14'8" x 10'5" (4.47 m x 3.18 m) Double radiator, laminate flooring and double sliding doors leading to;

CONSERVATORY 12'1" x 7'8" (3.68 m x 2.34 m) With UPVC glazed windows and doors, ceramic tiled flooring and door opening to rear. Double radiator.

KITCHEN/BREAKFAST ROOM 12'7" x 8'4" (3.84 m x 2.54 m) UPVC glazed box bay window to front aspect. Fitted with a range of modern base and wall units with worktop space over. Stainless steel sink with mixer tap, plumbing for dishwasher and space for fridge/freezer. Built in four-ring electric hob and oven with extraction canopy over. Single radiator and ceramic tiled flooring.

FIRST FLOOR LANDING With access to loft. Single radiator.

BEDROOM ONE 11'1" x 10'3" (3.38 m x 3.12 m) With UPVC glazed box bay window to front aspect. Single radiator, laminate flooring and built-in double wardrobe with overhead hanging space.

BEDROOM TWO 10'8" x 7'1" (3.25 m x 2.16 m) With UPVC glazed window to rear aspect. Single radiator and laminate flooring.

BATHROOM Fitted with a three-piece suite comprising a low level wc, wash hand basin and bath with shower head over. Heated towel rail, opaque UPVC glazed window to rear aspect. Vinyl flooring.

EXTERIOR To the front is a small lawned garden with side gated access leading to the rear garden. The rear garden is of a good size and is mainly laid to lawn sweeping around behind the garage, hard-standing for a garden lodge or patio area. Personal door leading to the garage.

GARAGE Up and over door, plastered walls and ceiling with power and lighting (previously a show home when development was originally built).

Tenure The property is Freehold

Council Tax Band B

EPC (72/86)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7490





Floorplans to follow:

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.