



Mistletoe Lane, Ely, Cambridgeshire CB6 2YX

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A beautifully presented four bedroom detached family home of the 'Mylne' style Linden home with upgraded appliances and landscaped rear gardens with new extended patio.

- Four Bedroom Detached Family Home
- Living Room
- Kitchen/Dining/Family Area
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Garage & Off Road Parking
- Landscaped Rear Garden

Guide Price: £445,000



ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL With entrance door to front aspect, staircase rising to first floor with useful storage cupboard under, radiator, laminate flooring.

LIVING ROOM 15'11" x 11'2" (4.84 m x 3.40 m) With double glazed window to front aspect, fitted slatted blinds, laminate flooring and radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, laminate flooring and opaque double glazed window to front aspect.

KITCHEN 14'4" x 10'1" (4.38 m x 3.07 m) Fitted with a matching range of wall and base units with work surfaces over and matching upstands. Inset 1 & 1/2 stainless steel sink unit with mixer tap over. Upgraded Bosch appliances including double oven and hob with extractor canopy over, dishwasher, washing machine and built-in fridge freezer. Double glazed window to rear aspect and laminate flooring which continues through to:-

DINING ROOM/FAMILY ROOM 12'4" x 9'9" (3.76 m x 2.97 m) With double glazed patio doors opening to rear. Radiator.

FIRST FLOOR LANDING With access to loft, built-in storage cupboard.

BEDROOM ONE 12'11" x 9'8" (3.94 m x 2.95 m) With double glazed window to front aspect with built-in slatted blinds. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks and flooring and radiator.

BEDROOM TWO 10'6" x 8'3" (3.21 m x 2.52 m) With double glazed window to rear aspect. Radiator. Built-in double wardrobe with sliding doors.

BEDROOM THREE 11'3" x 7'2" (3.43 m x 2.19 m) With double glazed window to rear aspect. Radiator. Built-in double wardrobe with sliding doors.

BEDROOM FOUR 9'10" x 9'7" (3.00 m x 2.93 m) With double glazed window to front aspect with built-in slatted blinds. Built-in double wardrobe with sliding doors, overhead storage and hanging space. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC wash hand basin and bath. Tiled splashbacks and flooring, opaque double glazed window to side aspect, extractor fan and radiator.

EXTERIOR The property has a pathway leading to the front door, adjacent driveway providing off road parking for several vehicles which in turn leads to the garage.

Gated access leads to the rear garden which has recently had an extended patio area and pathway to the rear of the garden. Predominantly laid to lawn with feature mature plant and shrub borders.

GARAGE With up and over door, power and lighting.

Tenure	The property is Freehold
Council Tax	Band E EPC B (84/94)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7556





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.