



Willow Court, Littleport, Ely, Cambridgeshire CB6 1NQ



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A charming four bedroom detached bungalow situated on a generous corner plot with potential to further extend (STP). No upward chain.

- Entrance Lobby & Hallway
- Sitting Room with Vaulted Ceiling
- Modern Fitted Kitchen
- Three/Four Bedrooms (One with En-suite)
- Bathroom
- Generous Corner Plot
- Off Road Parking & Garage
- Large Rear Garden
- No Upward Chain

Guide Price: £342,500



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 LOBBY with entrance door to front aspect, built-in double cupboard, laminate flooring, radiator and door to:-

INNER HALLWAY with radiator, access to loft.

SITTING ROOM 16'4" x 11'0" (4.97 m x 3.36 m) with double glazed sliding patio doors opening to rear garden and double glazed window to side. Vaulted ceiling, laminate flooring, radiator, opening to Kitchen area and door to:-

REAR LOBBY with personal door leading to side aspect, laminate flooring, radiator.

KITCHEN 14'1" x 12'0" (4.29 m x 3.67 m) maximum. Opening to sitting room and fitted with a modern range of high gloss wall and base units with work surfaces over, sink unit with mixer tap, space for range style cooker with splashbacks and stainless steel extractor canopy over. Space for American style fridge freezer (subject to measurements), built-in double door laundry cupboard with plumbing for washing machine, shelving and fuse box. Laminate flooring.

BEDROOM ONE 14'4" x 12'4" (4.38 m x 3.80 m) Dual aspect with double glazed windows to front and side aspects. Laminate flooring, radiator, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle with mermaid style splashbacks. Extractor fan, ceramic tiled flooring and heated towel rail.

BEDROOM TWO 13'3" x 11'2" (4.38 m x 3.37 m) with double glazed window to front aspect. Built-in double wardrobe with sliding door, overhead storage and hanging space. Laminate flooring and radiator.

BEDROOM THREE 12'0" x 9'1" (3.67 m x 2.83 m) with double glazed window to rear aspect. Radiator, laminate flooring.

BEDROOM FOUR/SNUG/OFFICE 11'6" x 7'1" (3.59 m x 2.15 m) Dual aspect with double glazed windows to side and rear aspects. Laminate flooring and radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Fully tiled surrounds, opaque double glazed window to side aspect, shaver point, extractor fan, heated towel rail.

EXTERIOR The plot is certainly a feature to be mentioned; it is situated on a generous corner plot with off road parking for numerous vehicles to the front which in turn leads to the garage. Side gated access to both sides lead to the rear.

The rear garden offers an excellent level of privacy and overlooks fields to one side. There are a variety of established fruit trees, large lawned area and raised patio to rear and side.

GARAGE 17'2" x 10'2" (5.22 m x 3.10 m) with power and lighting, window to side and double doors. Directly behind the garage is a further paved area which in turn leads to a brick-built outbuilding measuring 5.55m x 2.45m with doors to side and power and lighting.

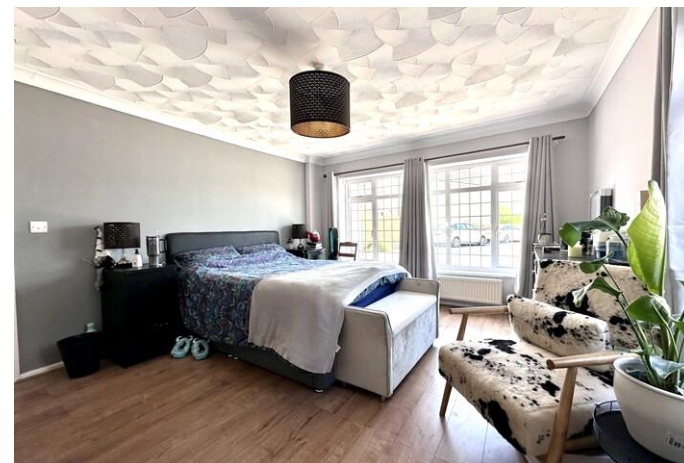
AGENTS NOTE The seller has notified us that planning permission was granted in 2017/2018 for major alterations - some of these internal changes were made and plans are available.

Tenure The property is freehold

Council Tax Band C **EPC** D (67/75)

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Ref MJW-7262





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.