



Lynn Road, Littleport, CB6 1QG

CHEFFINS

Lynn Road

Littleport,
CB6 1QG

- Detached Family Home
- Superbly Presented
- 4 Bedrooms (2 Ensuite)
- 2 Reception Rooms
- Double Garage & Driveway
- Low Maintenance Garden to Rear
- Freehold / Council Tax Band E / EPC Rating C

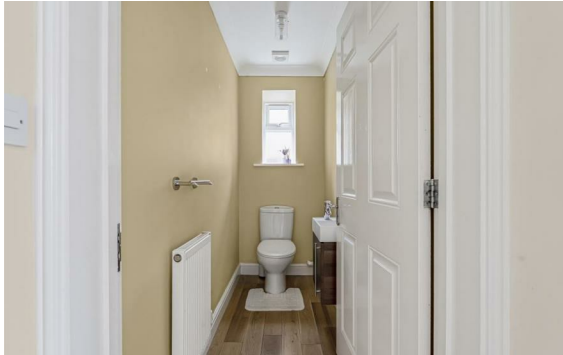
An immaculately presented detached family home built in 2002, situated within a non estate location and within walking distance of the mainline railway station.

The property offers spacious accommodation comprises entrance hall, cloakroom, open plan kitchen/dining room, utility room, lounge, separate dining room, 4 bedrooms (2 ensuite) and family bathroom, together with first floor balcony having partial river views. There is a spacious driveway and double garage offering ample parking and low maintenance rear garden with workshop.

4 3 2

Guide Price £400,000





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

ENTRANCE HALL

With door and double glazed window to front aspect, solid engineered oak flooring, matwell.

CLOAKROOM

With low level WC, wash hand basin, double glazed window to side aspect, radiator.

DINING ROOM

With double glazed bay window to front aspect, double glazed window to side aspect, radiator, engineered oak flooring.

LOUNGE

With feature inset fireplace, double glazed French doors and windows to rear garden, double glazed window to side aspect, 2 radiators.

OPEN PLAN KITCHEN / DINING ROOM

With 11/4 ceramic sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for freestanding Rangemaster style cooker with extractor hood above and tiled splashback, integral dishwasher, space for freestanding fridge/freezer, door leading to rear garden, double glazed windows to rear and side aspects, door leading into double garage.

UTILITY ROOM

With inset ceramic sink unit, fitted with a range of matching units including base units and wall mounted units, space and plumbing for washing machine and tumble drier, radiator, door leading to side

passageway, double glazed window to rear aspect.

FIRST FLOOR LANDING

With 2 radiators, double glazed French doors to roof terrace having partial river views to front, airing cupboard housing hot water tank, built-in storage cupboard.

BEDROOM 1

With double glazed window to rear aspect, radiator.

ENSUITE

With updated suite comprising double size shower cubicle with drench size shower head and further shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

BEDROOM 2

With 2 double glazed windows to front aspect, 2 radiators.

ENSUITE 2

With tiled shower cubicle with shower attachment, low level WC, vanity inset wash basin, heated towel rail, velux to rear aspect.

BEDROOM 3

With built-in wardrobes, double glazed window to front aspect with river views, radiator.

BEDROOM 4

With double glazed window to rear aspect, alcove storage, radiator.

BATHROOM

With updated suite comprising freestanding bath tub, tiled shower cubicle with drench size shower head, low level WC, vanity inset wash basin, heated towel rail, double glazed window to side aspect.

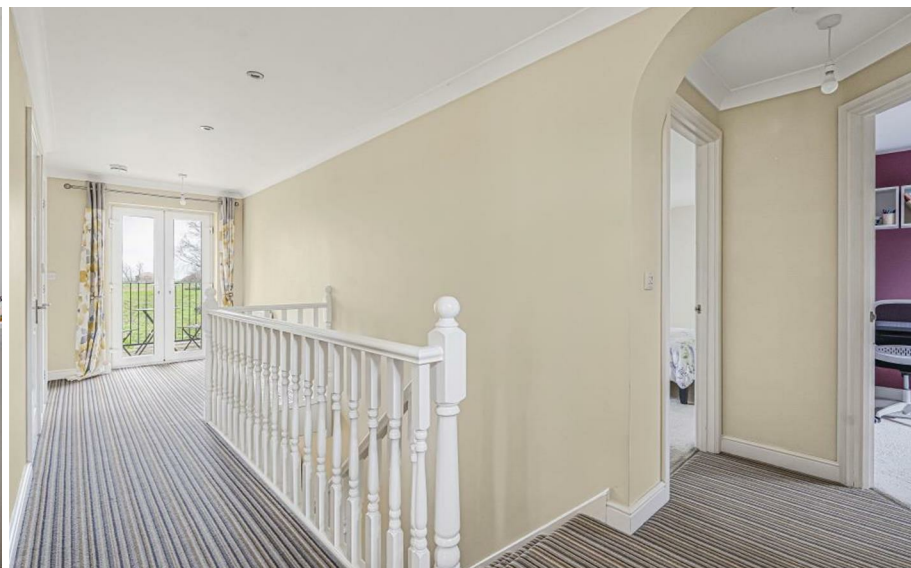
OUTSIDE

To the front of the property you will find a spacious block paved driveway leading to a double garage being 19'8" x 16'7" with 2 electric rollover doors, gas fired boiler, radiator, light and power connected, door leading to side passageway. Gated access leads to a low maintenance enclosed garden which offers timber decking, gravel borders, paved patio and workshop measuring 9'1" x 7' with light and power connected.

VIEWING

Strictly by appointment with the Agents

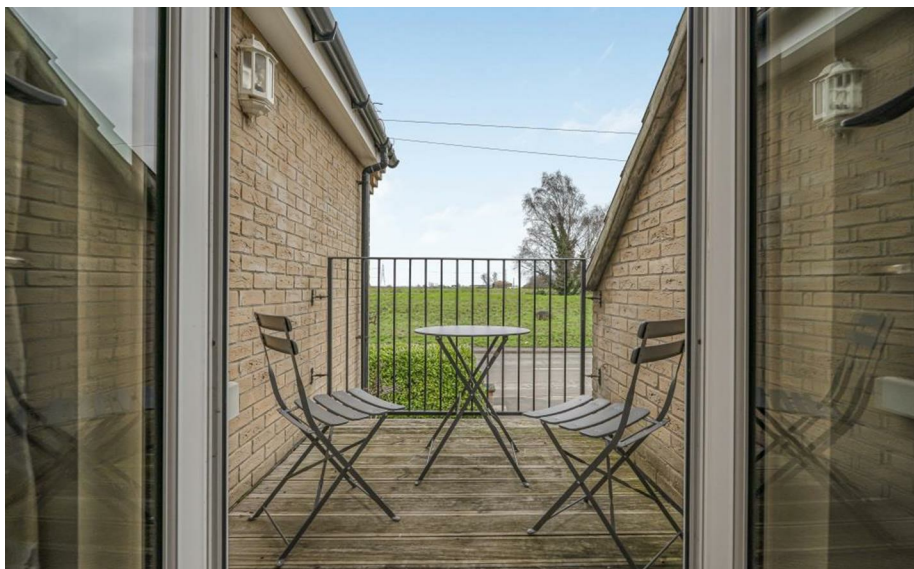




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC 	

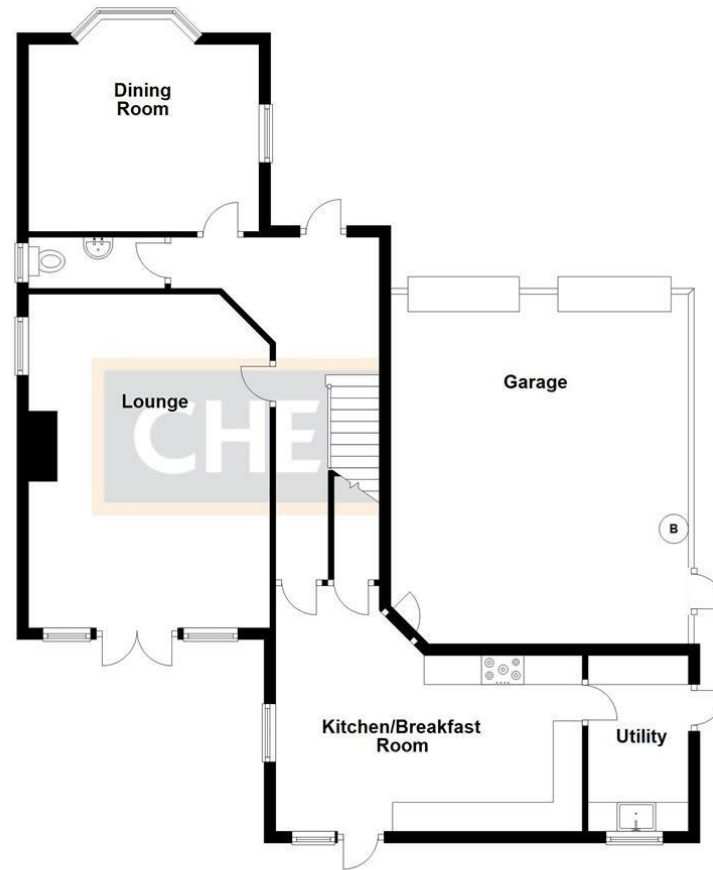


Guide Price £400,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council

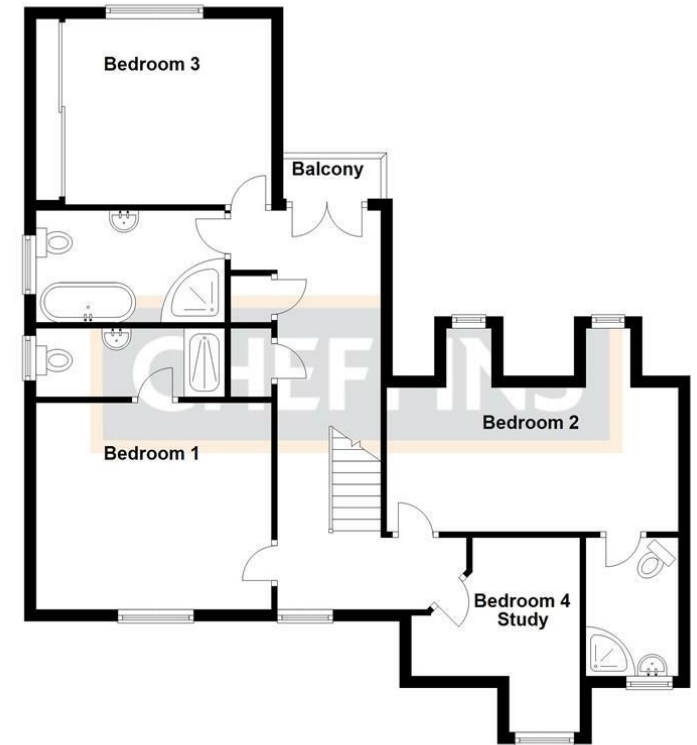




Ground Floor
Approx. 76.6 sq. metres (824.7 sq. feet)



First Floor
Approx. 81.7 sq. metres (879.5 sq. feet)



Total area: approx. 158.3 sq. metres (1704.3 sq. feet)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

