



23 Lester Way, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£260,000

23 Lester Way

Littleport, Ely

A modern semi detached house situated within a small cul de sac development convenient for primary and secondary schooling and the supermarket.

Accommodation comprises entrance hall, cloakroom, kitchen, 'L' shaped lounge/dining room, conservatory, 3 bedrooms and bathroom, together with a low maintenance rear garden, driveway and garage.

Benefits include gas central heating and upvc double glazing and the property is subject to just a short onward chain.

Ideal first time purchase. Viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

- Modern Semi Detached House in Small Cul De Sac Development
- 3 Bedrooms
- 'L' Shaped Lounge/Dining Room
- Conservatory
- Low Maintenance Rear Garden
- Driveway & Garage
- Close to Schools & Supermarket
- Gas Central Heating & Upvc Double Glazing
- Short Onward Chain



ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, radiator.

CLOAKROOM

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

KITCHEN

With a range of modern wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, sink unit and drainer, cupboard housing the gas fired central heating boiler, double glazed window to front aspect, radiator.

LOUNGE/DINING ROOM

With television point, double glazed window to rear aspect, 2 radiators. Double glazed French doors to..

CONSERVATORY

Of brick and upvc construction with doors onto garden.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing hot water cylinder, radiator.

BEDROOM 1

With double glazed window to rear aspect, fitted wardrobes with sliding doors, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted double wardrobes, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.





BATHROOM

With suite comprising low level WC, pedestal wash hand basin, panelled bath with shower above, double glazed window to front aspect, radiator.

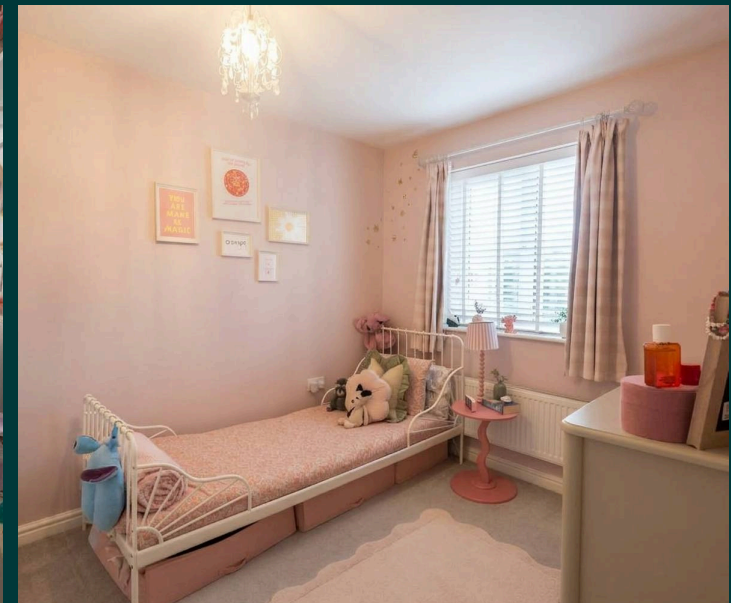
OUTSIDE

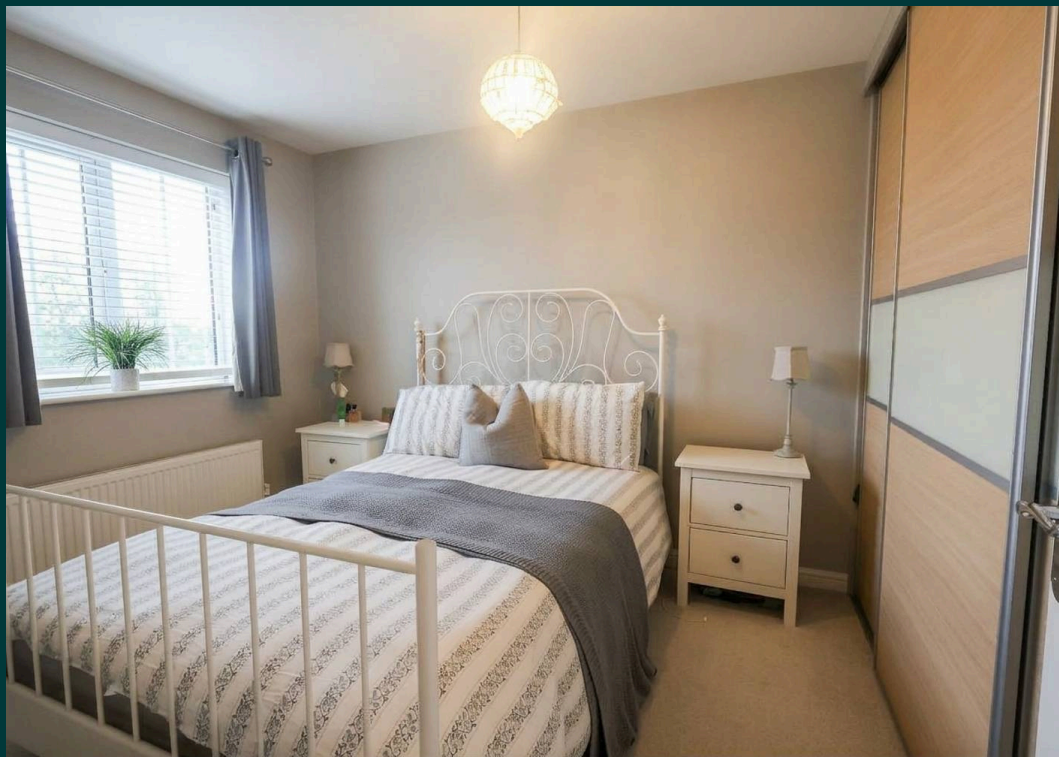
To the rear of the property there is an enclosed garden which has an artificial lawn, patio and decking.

To the side of the house there is a driveway leading to a single garage with up and over door and personnel door into the garden.

AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner by a third party so limited information has been made available to us and material information cannot be verified.





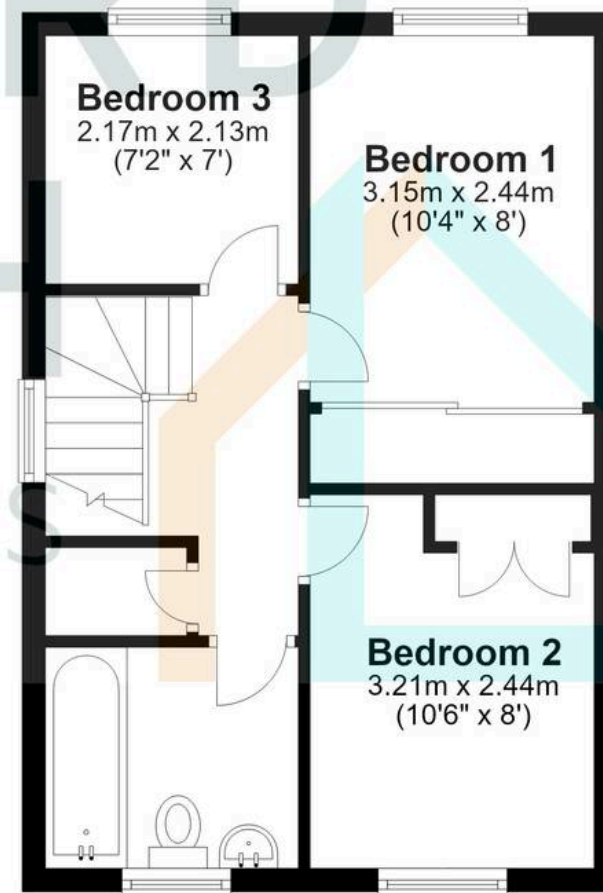
Ground Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)



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