



12 Mistletoe Lane, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS



£395,000

12 Mistletoe Lane

Ely

This superbly presented three-bedroom semi-detached house is located within a popular modern development and offers a perfect blend of comfort and style. The property is light and airy throughout, creating a welcoming atmosphere for young families and professionals alike. The spacious lounge provides an ideal setting for relaxation, while the contemporary kitchen and dining room are perfect for both every-day living and entertaining guests. The kitchen is complemented by a separate utility area, offering additional convenience and storage.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom. The outside space has been thoughtfully designed to provide an attractive and low-maintenance environment. The west-facing garden benefits from plenty of afternoon and evening sun, making it ideal for outdoor dining and relaxation. The garden is part walled for privacy and features an extended area of paving with a pergola, offering a sheltered spot for seating or entertaining. A circular lawn forms the centrepiece of the garden, surrounded by well-stocked borders and raised planters that add colour and interest throughout the seasons. The garden is easy to maintain, making it suitable for busy lifestyles. A rear gate provides direct access to the driveway, which offers side by side parking for two vehicles.

The property is finished to a high standard and viewing is highly recommended to appreciate the quality and space on offer.



12 Mistletoe Lane

Ely, Ely

- Superbly Presented Modern Semi Detached
- 3 Bedrooms (1 En-suite)
- Contemporary Kitchen/Dining Room
- Utility
- Spacious Lounge
- Landscaped Garden
- Driveway With Side By Side Parking
- Popular Development
- Gas Central Heating
- Viewing Recommended

Council Tax Band: C

Tenure: Freehold

EPC Rating: B



Entrance Hall

With door to front, stairs to first floor, Amtico flooring, radiator.

Cloakroom

With low level WC, wash basin, Amtico flooring, radiator.

Kitchen/Dining Room

With two double glazed windows and French doors to garden, sink and drainer, fitted with a wide range of contemporary wall and base level units and drawers with matching worktops, integrated Bosch electric oven, gas hob and extractor hood, fridge/freezer and dishwasher, cupboard housing the gas boiler, Amtico flooring, radiator.

Utility

Fitted with a range of base level storage units and worksurfaces, integrated Bosch washing machine, space for tumble drier, sink unit and drainer, radiator. (The lighter coloured wall units may be excluded from the sale)

Lounge

With three double glazed windows, television point, radiator.



Landing

With radiator.

Bedroom 1

With double glazed window, radiator.

En-suite

With double size shower, low level WC, wash basin, double glazed window, Amtico flooring, heated towel rail.

Bedroom 2

With access to loft which is part boarded, double glazed window, radiator.

Bedroom 3

With double glazed window, radiator.

Bathroom

With suite comprising bath with full height tiling and shower attached to the taps, low level WC, wash basin, Amtico flooring, double glazed window, heated towel rail.

Agents Note

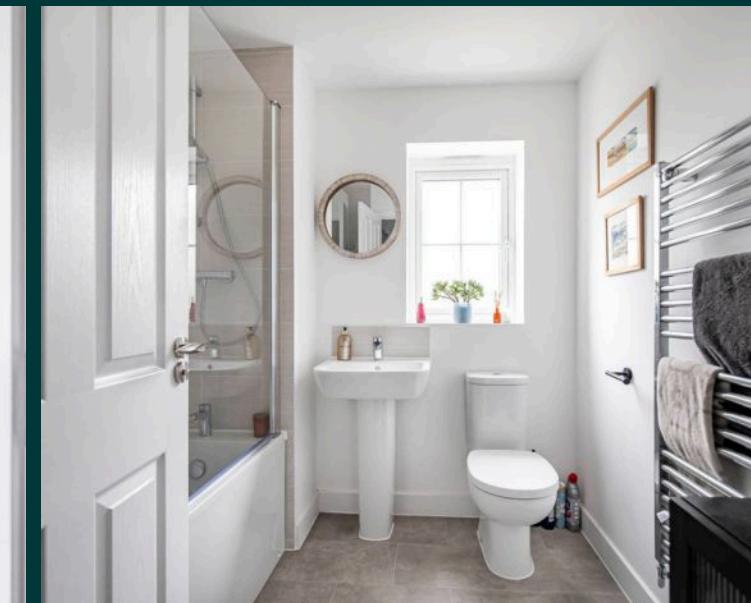
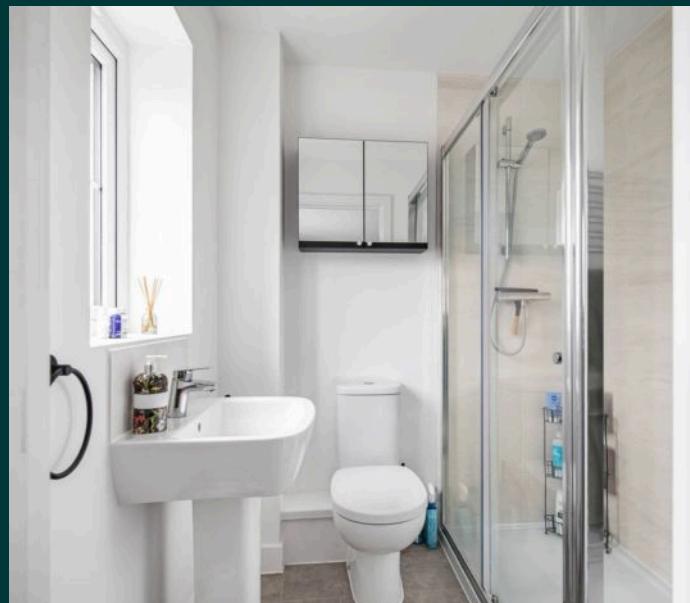
The property has the benefit of a dual zone heating system allowing greater control and aiding energy efficiency.



Garden

The garden faces in a westerly direction, is part walled and has been attractively landscaped. An extended area of paving leads onto a circular lawn whilst there are borders and raised planters allowing for easy maintenance. There is also a garden shed.

A gate at the rear of the garden leads out to the driveway which offers side by side parking.





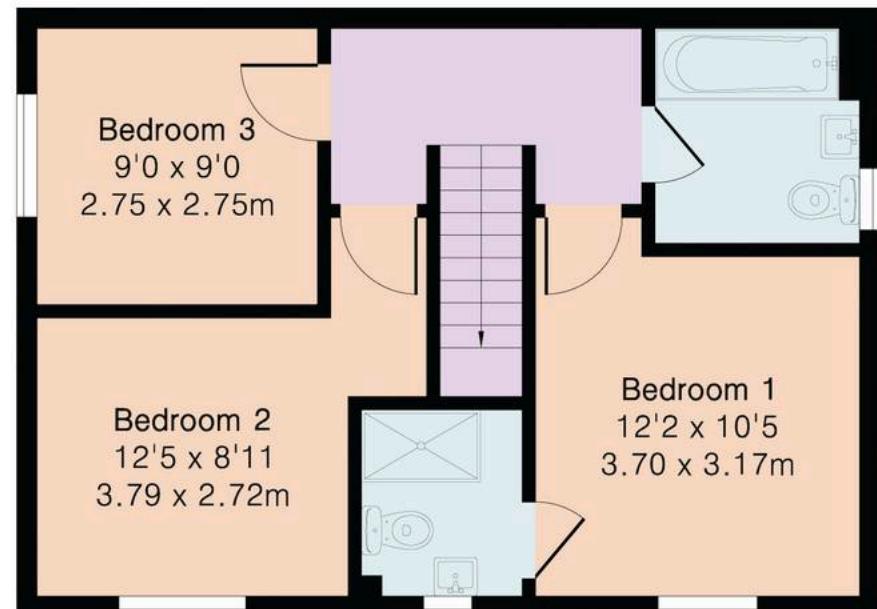
Approximate Gross Internal Area 960 sq ft - 90 sq m

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 480 sq ft – 45 sq m



Ground Floor



First Floor



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