



Millpit Furlong, Littleport, CB6 1HT

CHEFFINS

Millpit Furlong

Littleport,
CB6 1HT

- Detached House
- Renovation Opportunity
- Kitchen and Dining Room
- Five Bedrooms (1 with Ensuite to be)
- Ample Parking
- Enclosed Landscaped Rear Garden
- Freehold / Council Tax C / EPC D

Cheffins are delighted to bring to the market this spacious five-bedroom detached home, ideally situated in an established residential location in Littleport.

Offered as an unfinished project, this property presents a fantastic opportunity for buyers looking to create their dream home and add their own personal touch throughout.

The accommodation currently comprises an entrance hallway, dining room, kitchen, utility room and sitting room, along with an incomplete extension intended to form the living room. To the first floor there are five bedrooms, a family bathroom and a incomplete ensuite to the main bedroom.

Externally, the property benefits from ample off-road parking via a spacious driveway, as well as a generous enclosed rear garden.

Viewings are highly recommended.

5 1 2



Guide Price £395,000



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 HALLWAY

With door to front, stairs rising to first floor, with door leading through to side extension.

SIDE EXTENSION

With double glazed windows to the front, french doors to the rear.

DINING ROOM

With double glazed windows to the front, radiator,, featured open fireplace, door through to..

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated one and a quarter stainless steel sink with mixer tap, integrated four ring gas hob, integrated oven and grill, integrated fridge/freezer, two double glazed windows to the side, breakfast bar, radiator, vinyl flooring, understairs storage cupboard housing the fuse box.

UTILITY ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap, additional full length storage cupboards, double glazed windows to the side and rear, radiator, vinyl flooring, door leading to the rear garden.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, wash hand basin with mixer tap and tiled splashback, opaque double glazed window to the side, radiator, vinyl flooring, wall mounted fuse box and extractor fan.

REAR LIVING ROOM

With french doors leading through to the garden, open fireplace, radiator.

FIRST FLOOR LANDING

With doors to bedrooms and bathrooms.

BEDROOM 1

With double glazed windows to the front, radiator, wooden floorboards. Door to..

ENSUITE TO BE

(Incomplete) With opaque double glazed window to the front.

BEDROOM 2

With double glazed windows to the front, radiator.

BEDROOM 3

With double glazed windows to the rear, radiator, built in sliding wardrobes.

BEDROOM 4

With double glazed windows to the rear, radiator, built in sliding wardrobes.

BEDROOM 5

With double glazed windows to the rear, radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, side panelled bath with overhead shower, opaque double glazed window to the side, radiator, vinyl flooring and tiled splashback surrounding.

OUTSIDE

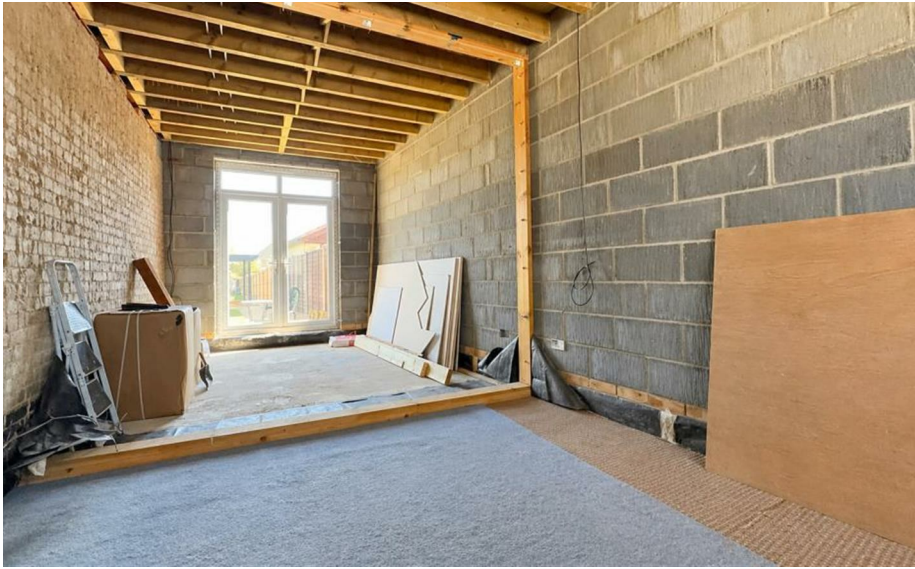
To the front there is a gravelled driveway leading to the entrance door and side access leading through to the garden.

The recently landscaped rear garden is mainly laid to lawn with an initial patio, leading to a further raised

patio area with a variety of raised bedding borders, greenhouse, timber framed shed.

VIEWING ARRANGEMENTS

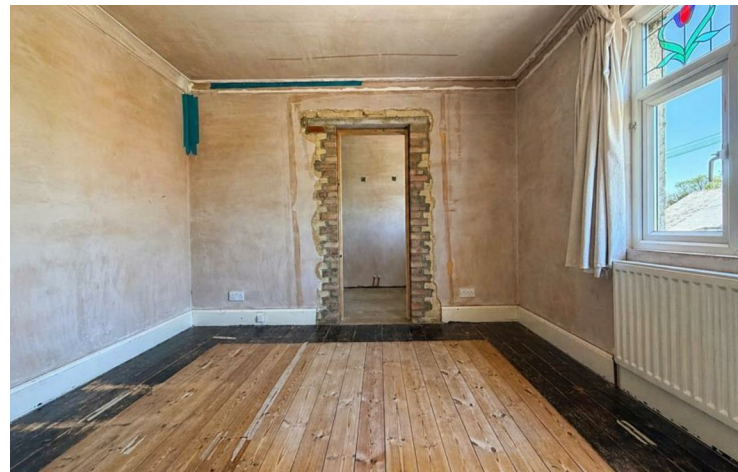
Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



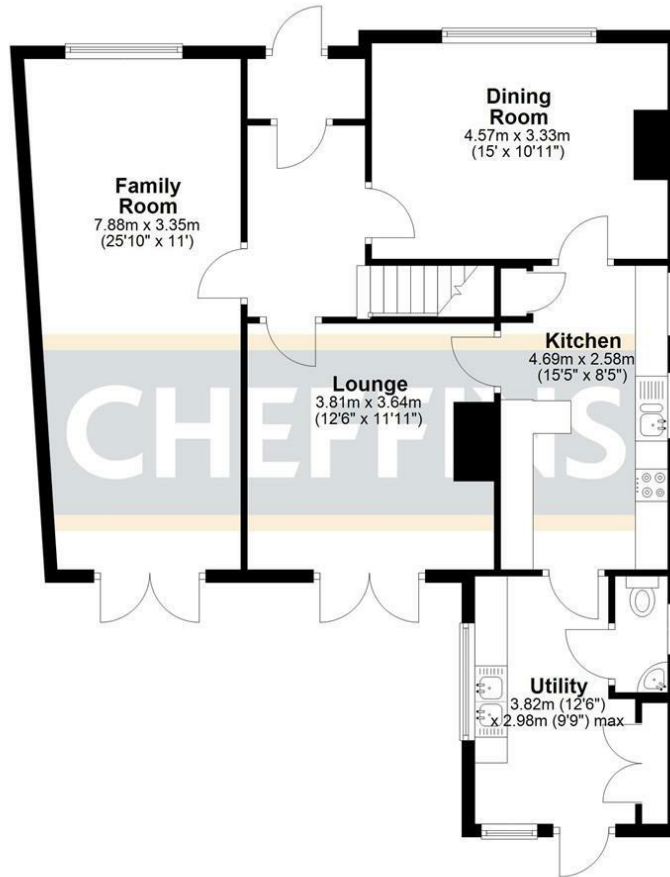
Guide Price £395,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council





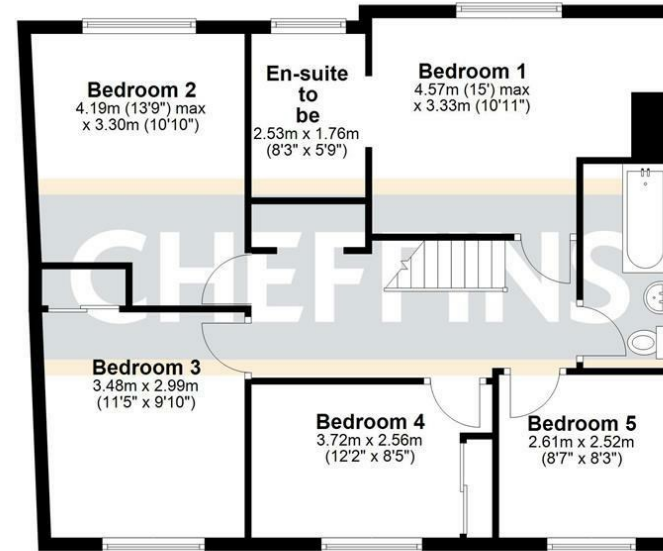
Ground Floor

Approx. 88.4 sq. metres (951.3 sq. feet)



First Floor

Approx. 77.0 sq. metres (828.5 sq. feet)



Total area: approx. 165.4 sq. metres (1779.8 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

