



**Martingale Lane, Littleport CB6 1GW**

**welcome to**

## **Martingale Lane, Littleport**

A well presented semi-detached house located on the popular Harley Heights development offering two double bedrooms, good size rear garden and driveway - complete upward chain.

### **Entrance Hall**

With stairs to first floor and door to:

### **Living Room**

12' 5" x 10' 4" ( 3.78m x 3.15m )

With radiator, double glazed window to front aspect and door to:

### **Inner Hall**

With storage cupboard, door to kitchen/diner and door to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, pedestal wash hand basin and radiator.

### **Kitchen/Diner**

13' 7" x 11' 4" ( 4.14m x 3.45m )

With a fitted range of base of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double under oven with gas hob and chimney style extractor over, spaces for fridge/freezer, washing machine and dishwasher, radiator, double glazed window to rear aspect and door with glazed side panel opening to rear garden.





### **First Floor Landing**

With doors to:

#### **Bedroom One**

13' 7" x 10' 5" ( 4.14m x 3.17m )

With radiator, built in wardrobes and double glazed window to rear aspect.

#### **Bedroom Two**

13' 8" x 9' 8" ( 4.17m x 2.95m )

With radiator, storage cupboard and double glazed window to front aspect.

#### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator and double glazed window to side.

#### **Outside**

To the front of the property there is a small garden with shrubs and plants with a pathway leading to the front door. To the side of the property there is a driveway for two cars. Gated access leads to the rear garden which has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing.



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welcome to

## Martingale Lane, Littleport

- Complete Upward Chain
- Semi-Detached House
- Two Double Bedrooms
- Good Size Garden
- Driveway

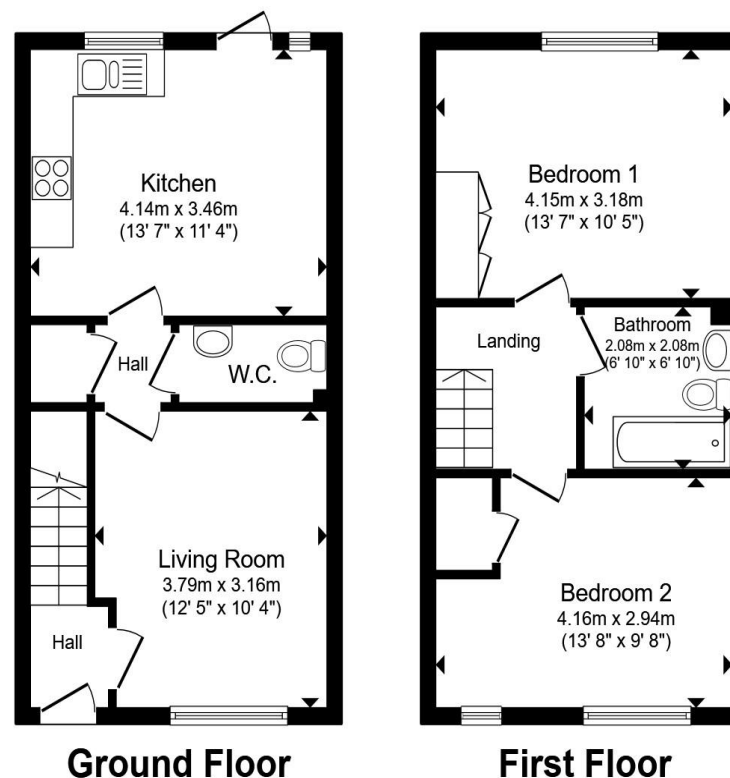
Tenure: Freehold

EPC Rating: B

Council Tax Band: B

guide price

**£235,000**



Total floor area 69.9 m<sup>2</sup> (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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