



21 Nutholt Lane, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£345,000

21 Nutholt Lane

Ely, Ely

This beautifully presented and spacious two bedroomed semi detached cottage is ideally situated in a central city location, close to all amenities and within walking distance of the station. On the ground floor a spacious lounge is perfect for relaxing or entertaining, whilst the superb refitted kitchen/dining room comes complete with integrated appliances, making it ideal for modern living. Beyond the kitchen is an office with fitted desk, shelving, pull out printer shelf and ethernet port. A contemporary ground floor bathroom adds further appeal, ensuring comfort and practicality for residents and guests alike. On the first floor the property features two generously sized double bedrooms, one of which benefits from an updated en-suite.

Outside, pedestrian access runs alongside the neighbouring property, leading to a well maintained and pleasant paved garden that offers a peaceful retreat from city life. The low maintenance design allows you to enjoy the outdoor space without the need for extensive upkeep, making it perfect for busy professionals or those who prefer to spend their time relaxing rather than gardening. However, if gardening is of interest there is plenty of space to create a most attractive cottage garden with raised beds, climbers etc. A particular highlight of the garden is the excellent outbuilding, which is equipped with electricity sockets, a Velux window and radiator, as well as housing the gas fired boiler. This versatile space would make an ideal gym, office or studio, providing a quiet and comfortable environment for work or creative pursuits. The combination of attractive outdoor space and practical outbuilding ensures this property offers flexibility to suit a variety of lifestyles.



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Every detail of this property has been thoughtfully considered, creating a welcoming and stylish environment that is ready to move into. Viewing is highly recommended to appreciate the quality and space on offer.

Council Tax Band: B

Tenure: Freehold

EPC: C

- Beautifully Presented Semi Detached Cottage
- Central City Location
- Two Double Bedrooms (One With Updated En-suite)
- Spacious Lounge
- Superb Refitted Kitchen/Dining Room With Appliances
- Home Office
- Modern Ground Floor Bathroom
- Low Maintenance Garden
- Outbuilding With Velux Window And Radiator
- Gas Central Heating



Entrance Hall

With door to front, built in cloaks and meter cupboards, radiator.

Lounge

With double glazed window to front, staircase with glazed panels to first floor and with built in display shelving below, fitted storage units, radiator.

Inner Lobby

With fitted cupboards, double glazed window and door to rear garden, radiator.

Kitchen/Dining Room

With double glazed window and patio doors to rear garden, fitted with a range of contemporary wall and base level units and drawers with granite worksurfaces and undermounted sink, integrated electric oven and combination microwave oven, induction hob with extractor hood, dishwasher, washer/dryer and fridge/freezer, radiator.

Office

With fitted desk, pull out printer shelf, cupboards and shelving, ethernet port, Velux window, radiator.

Bathroom

With modern suite comprising bath, built in low level WC, vanity unit with wash basin and storage cupboards, Velux window, heated towel rail.

First Floor Landing

Bedroom 1

With two Velux windows and a double glazed window to side, fitted king size bed, drawers and wardrobes, radiator.

En-suite

With built in low level WC, vanity unit with wash basin and storage cupboards, walk in shower, Velux window, heated towel rail.

Bedroom 2

With double glazed window to front, access to loft which is boarded, fitted wardrobes and drawers, radiator.

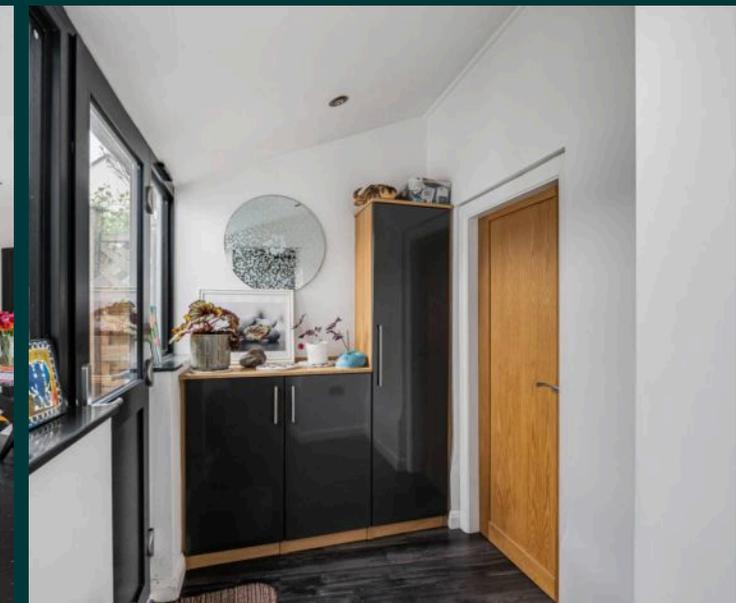
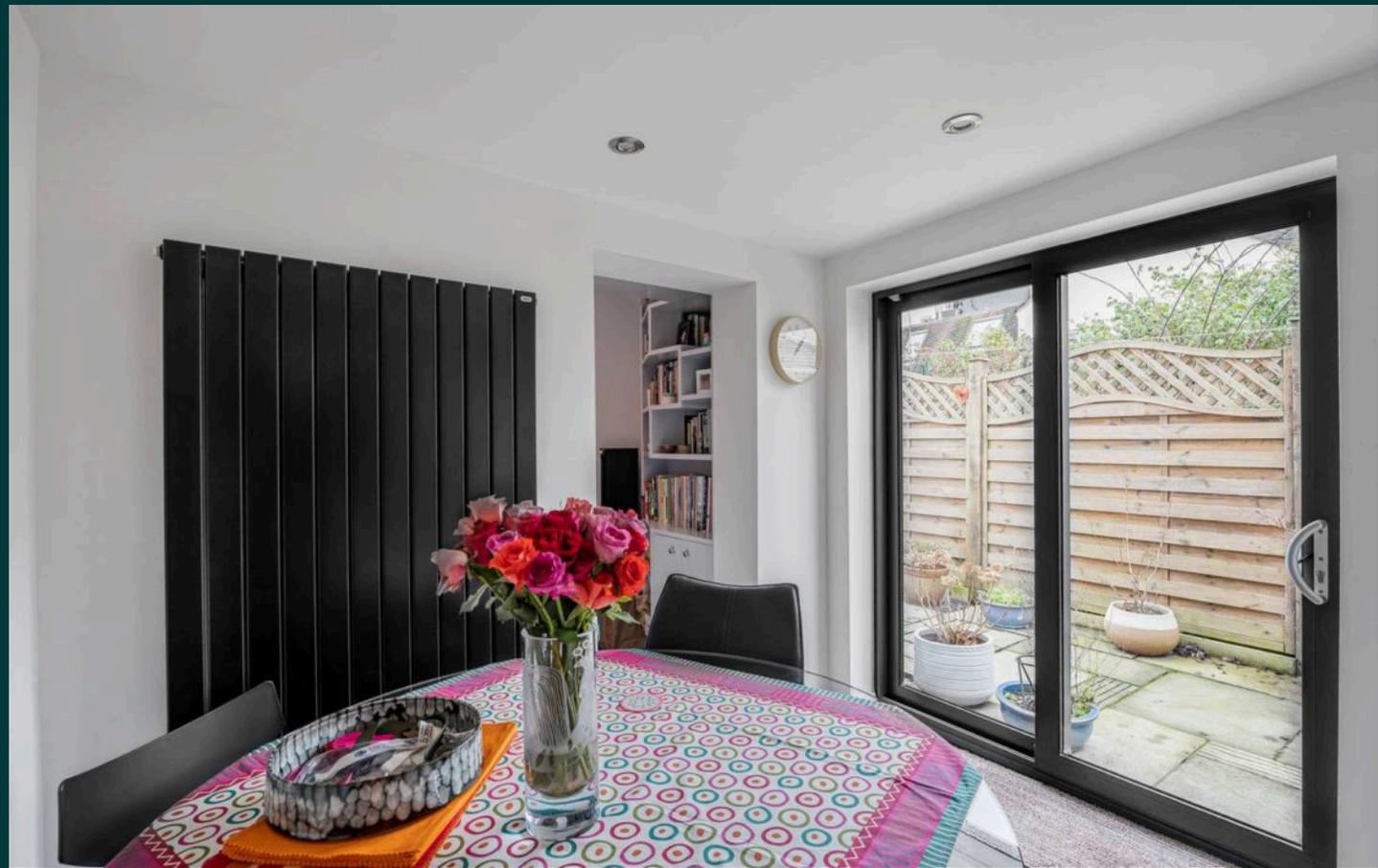


Outside

Pedestrian access leading alongside the neighbouring property leads to a well maintained and pleasant paved garden. The garden has the advantage of an excellent outbuilding which houses the gas fired boiler, has a Velux window, radiator and electricity sockets and would make the perfect office, gym or studio. There is also an outside tap and electricity socket.

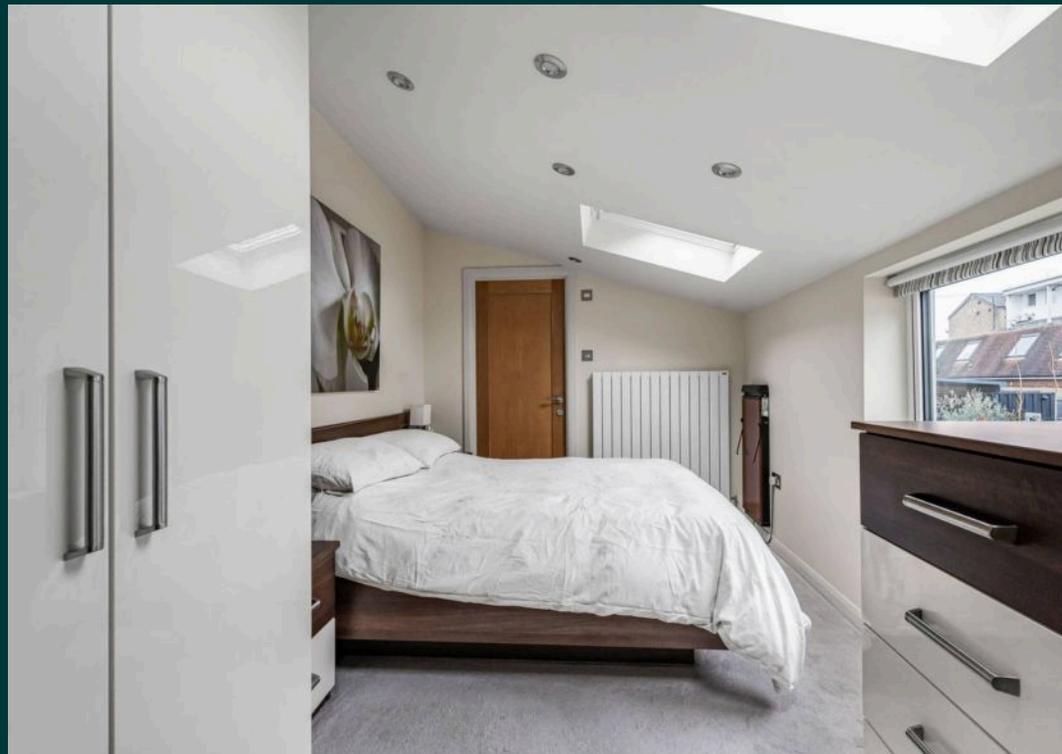
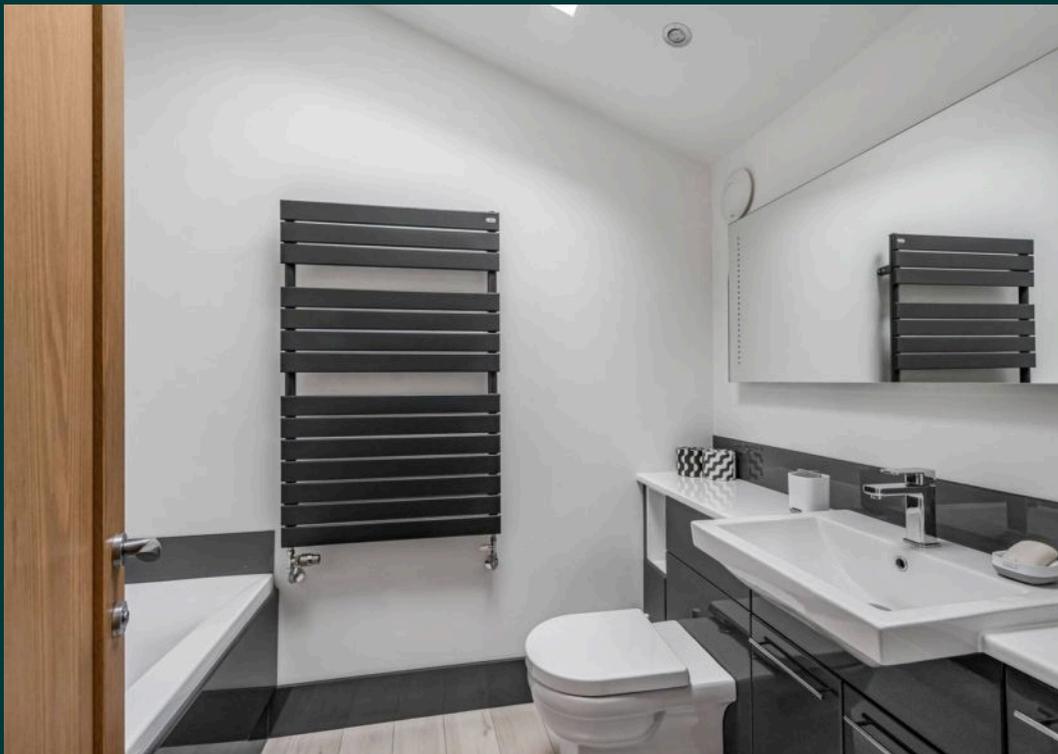
Agents Note

The neighbouring property has a flying freehold over a narrow strip of number 21.











Approximate Gross Internal Area 890 sq ft - 83 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 302 sq ft – 28 sq m



Ground Floor

First Floor



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