



36 Mistletoe Lane, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£535,000

36 Mistletoe Lane

Ely

This beautifully presented four double bedroomed detached house offers spacious and versatile accommodation, having been thoughtfully upgraded by the current owners. The property is attractively located within a cul-de-sac, providing easy access to well-regarded schools and local amenities.

The entrance hall welcomes you into a generous lounge, perfect for relaxing or entertaining guests, whilst a separate study provides a quiet space for those working from home or requiring a playroom. The heart of the home is the superb kitchen, dining and sitting room, which features modern fittings including Bosch appliances and ample space for family gatherings. A practical utility room adds further convenience.

Upstairs, there are four well-proportioned bedrooms, including a principal suite with its own ensuite shower room, alongside a contemporary family bathroom.

To the rear of the property, you will find a south facing garden, which has been significantly enhanced by the current owners. A spacious patio area provides the perfect spot for outdoor dining or entertaining, leading onto a well-maintained lawn, bordered by mature trees at the rear which offer excellent privacy. To the side of the house, a driveway provides off road parking and leads to a single garage, whilst there is a further parking space to the front.



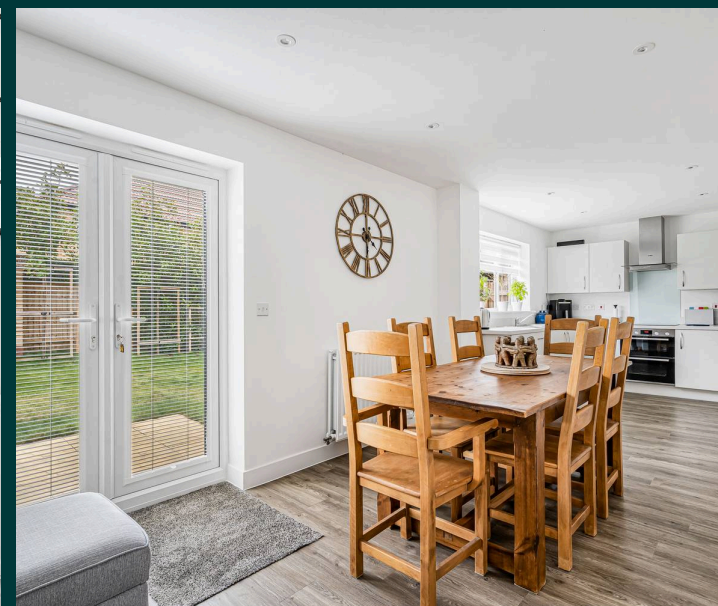
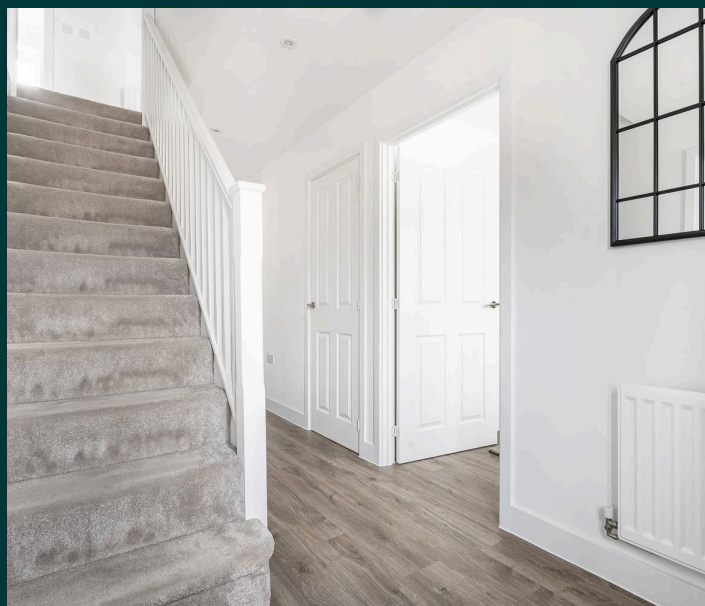
The property has no management charges and is tastefully decorated throughout with high quality finishes and offers an ideal layout for modern family living. Viewing is highly recommended to appreciate the size and quality of accommodation on offer.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Spacious Detached House
- Upgraded by the Current Owners & Beautifully Presented Throughout
- 4 Double Bedrooms (1 Ensuite)
- Spacious Lounge & Separate Study
- Superb Kitchen/Dining/Sitting Room
- Utility
- South Facing Garden, Driveway & Garage
- Attractively Located Within the Development
- Convenient for Schools
- Viewing Highly Recommended





ENTRANCE HALL

With door to front aspect, stairs to first floor, built-in storage cupboard, parquet flooring, radiator.

CLOAKROOM

With low level WC, wash basin, parquet flooring, ceiling extractor, radiator.

STUDY

With double glazed window to front aspect, parquet flooring, radiator.

LOUNGE

With double glazed bay window to front aspect, television point, radiator.

KITCHEN / DINING / SITTING ROOM

A superb room comprising a range of contemporary wall and base level storage units, drawers and matching work surfaces, 1 1/2 sink unit, integrated Bosch appliances including electric double oven, induction hob and extractor hood, dishwasher and fridge/freezer, double glazed window and French doors to rear garden, parquet flooring, radiator.

UTILITY

With a range of contemporary wall and base level storage units with worktop, sink unit and drainer, integrated Bosch washing machine, space for tumble drier, door to outside, wall mounted gas fired combination boiler, parquet flooring, ceiling extractor.

FIRST FLOOR LANDING

With built-in storage cupboard, access to loft, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator. Leading to...

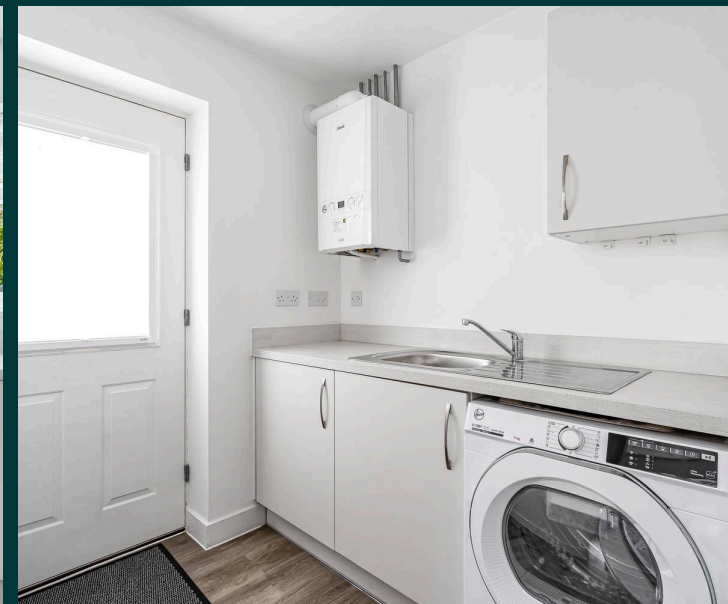
ENSUITE

With pedestal hand wash basin, low level WC, double shower cubicle, double glazed window to front aspect, heated towel rail, electric shaver point, ceiling extractor.

GARAGE

Single Garage

To the side of the house there is a driveway providing off road parking and leading to a single garage with metal up and over door, power and light connected. There is also a further parking space situated opposite the front of the house.



BEDROOM 2

With double glazed window to front aspect, fitted wardrobes with mirrored doors and double hanging rail, radiator.

BEDROOM 3

Currently used as a Dressing Room and with double glazed window to rear aspect, radiator.

BEDROOM 4

Currently used as a study and with double glazed window to rear aspect, radiator.

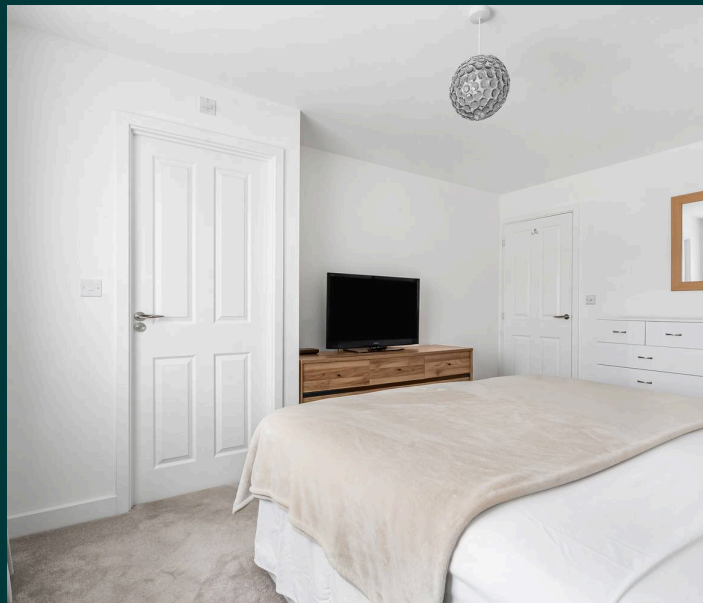
BATHROOM

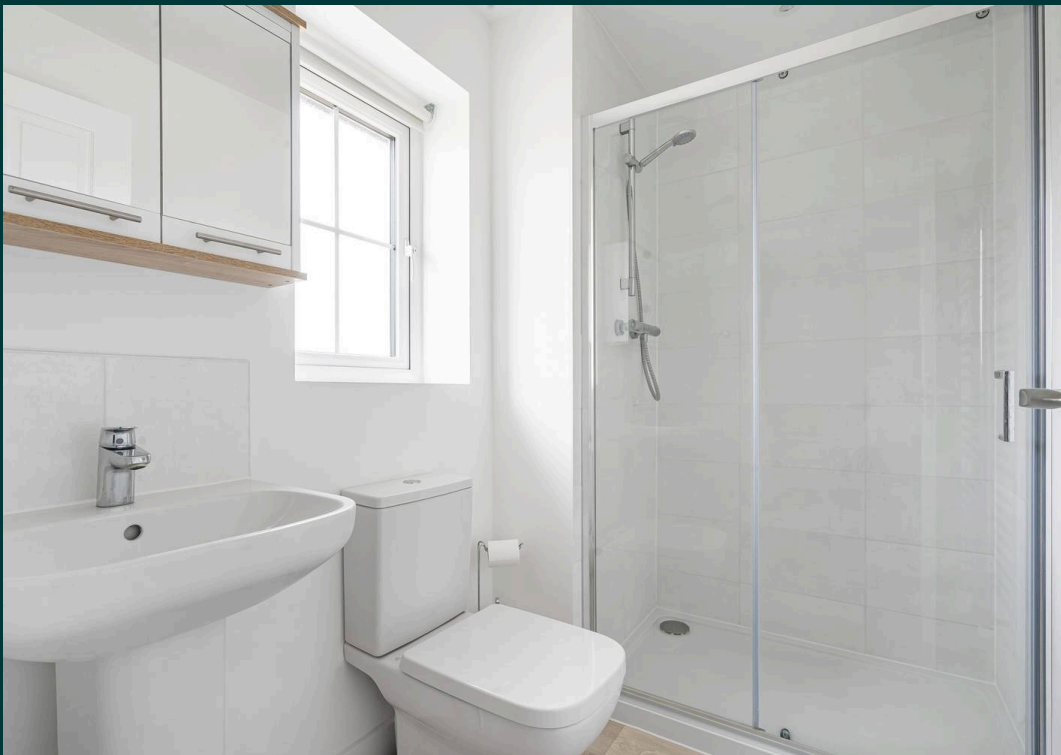
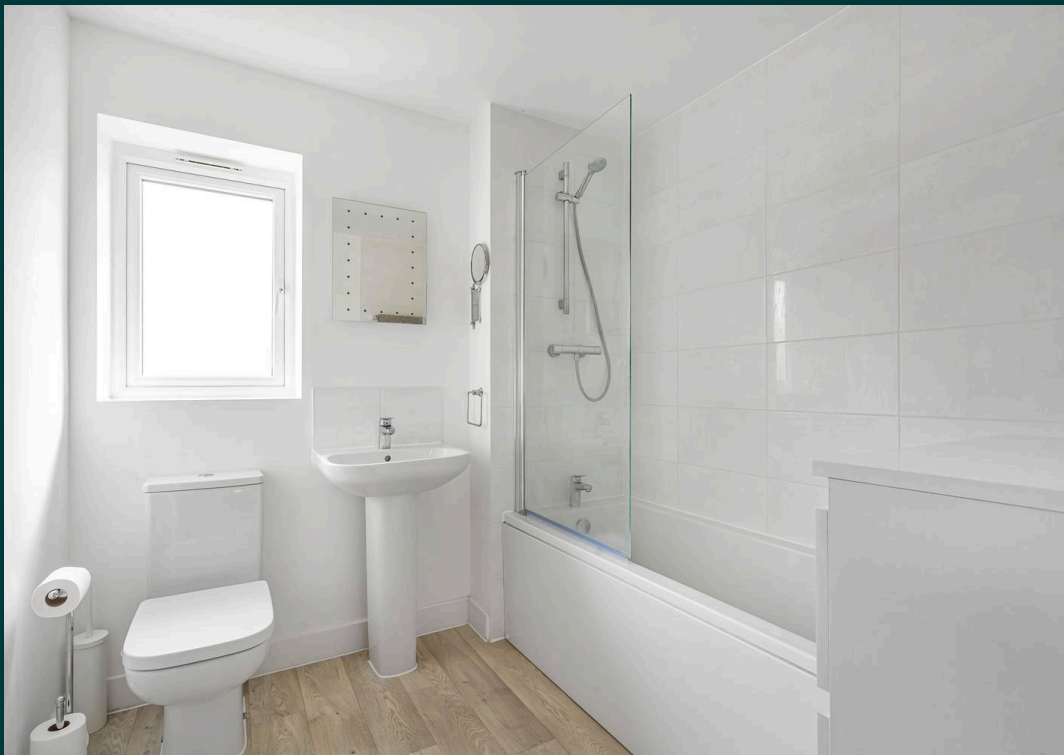
With low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to rear aspect, heated towel rail, ceiling extractor.

OUTSIDE

The property is attractively situated within a cul-de-sac overlooking a swail at the front. To the front and side are lawned gardens whilst to the rear there is a south facing garden which has been greatly improved by the current owners with a patio leading onto a lawn and trees at the rear of the garden providing excellent privacy. There is an outdoor double electric socket, outside tap and a watering system.

To the side of the house there is a driveway providing off road parking and leading to a single garage with metal up and over door, power and light connected. There is also a further parking space situated opposite the front of the house.









**Approximate Gross Internal Area 1349 sq ft - 125 sq m
(Excluding Garage)**

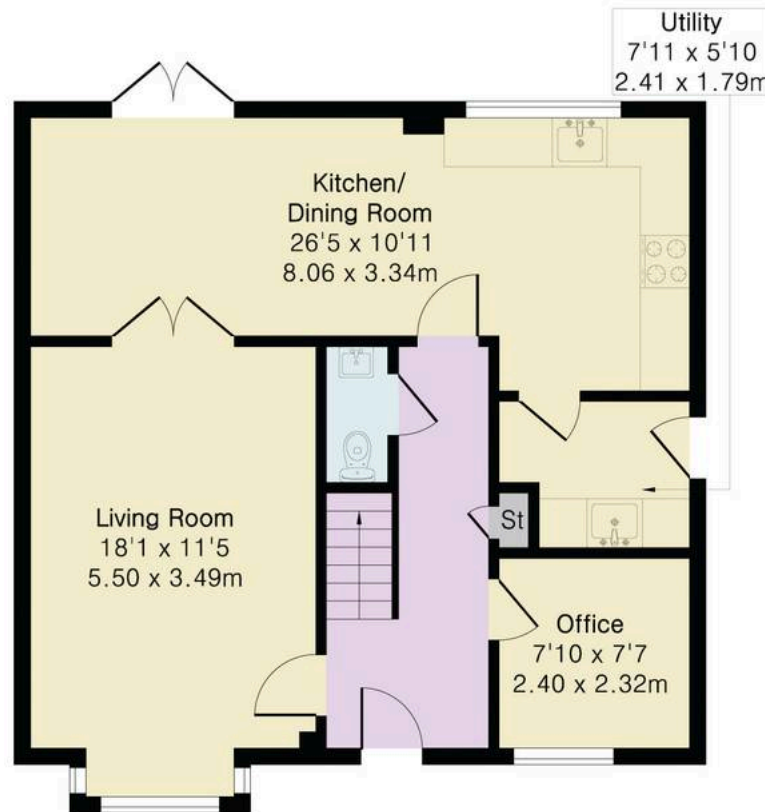
Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 669 sq ft – 62 sq m

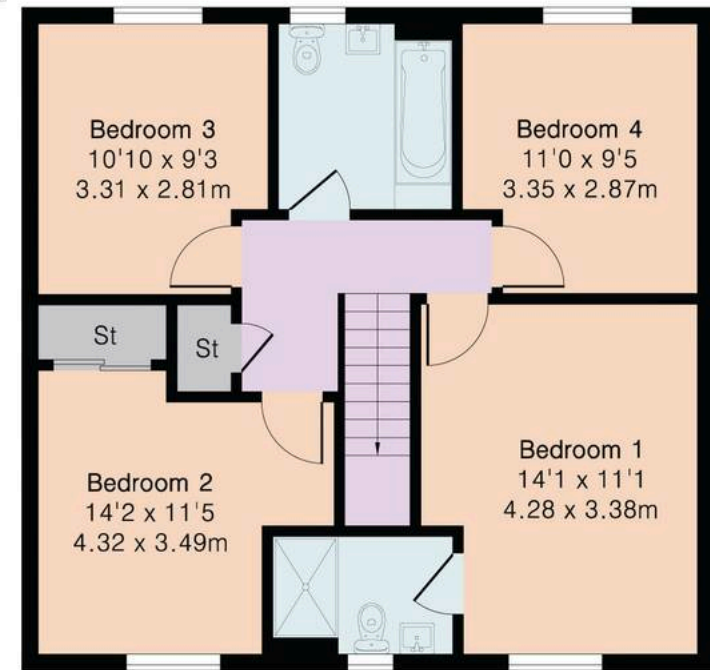
Garage Area 194 sq ft – 18 sq m



Garage



Ground Floor



First Floor



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