



Lupins Close, Littleport, Ely, Cambridgeshire CB6 1FN

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A recently extended and beautifully presented three double bedroom semi-detached home with recently replaced modern open plan kitchen/dining/family room and utility room. No upward chain.

- Modern Semi-Detached Home
- Recently Replaced Modern Open Plan Kitchen/ Dining/Family Room
- Utility Room Extension
- Lounge
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Rear Enclosed Garden
- Garage & Parking
- Planning Permission 22/01051/FUL To Extend into Roof Space for Two Further Bedrooms & Bathroom
- No Upward Chain

Guide Price: £300,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL with entrance door to front, radiator, staircase rising to first floor, wall mounted thermostat and laminate flooring.

LOUNGE 14'9" x 11'8" (4.49 m x 3.55 m) with double glazed window to front aspect. Radiator.

'L' SHAPED OPEN PLAN KITCHEN/DINING/FAMILY ROOM 19'4" x 18'6" (5.89m x 5.63m)

An impressive **L-shaped open plan living space** incorporating distinct **kitchen, dining and family areas**, ideally suited to modern family living and entertaining.

Kitchen Area

Stylishly fitted with a range of contemporary wall and base units and a larder cupboard, complemented by quartz work surfaces and metro-style tiled splashbacks. Integrated appliances include a SMEG double oven and built-in fridge and freezer and a dishwasher. Inset 1½ bowl sink unit with extendable mixer tap over. A central island provides further storage and incorporates quartz worktops, a four-ring induction hob and a breakfast bar with seating for four.

Dining Area

Conveniently positioned between the kitchen and family areas, with ample space for a family dining table.

Family Area

A comfortable seating area with radiator and double glazed patio doors opening onto the rear garden.

UTILITY ROOM Fitted with wall and base units with quartz work surfaces over, plumbing for washing machine and space for tumble dryer. Cupboard housing wall mounted Ideal gas boiler, metro style tiled splashbacks, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Wall mounted fuse box, radiator and double glazed window to front aspect.

FIRST FLOOR LANDING with access to loft, built-in overstairs storage cupboard with slatted shelf.

BEDROOM ONE 12'6" x 10'9" (3.81 m x 3.27 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower cubicle with tiled splashbacks. Opaque double glazed window to side aspect, extractor fan, shaver point and heated towel rail. Vinyl flooring.

BEDROOM TWO 11'10" x 10'1" (3.60 m x 3.08 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 10'3" x 8'0" (3.11 m x 2.45 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, extractor fan, shaver point, vinyl flooring and opaque double glazed window to rear aspect.

EXTERIOR The property is approached by a pathway leading to the front door with a low maintenance front garden overlooking the play park.

The fully enclosed rear garden is predominantly laid to lawn with plant and shrub borders and a patio area directly from the property. Pathway leads to the rear garage with single up and over door and personal door to garden.

Tenure The property is Freehold
Communal Service Charges apply of approx. £179 per annum

Council Tax Band C **EPC** C (79/83)

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.