



Chapel Lane, Little Downham, Ely, Cambridgeshire CB6 2TN

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A spacious three-bedroom semi-detached bungalow with garden and garage located close to the centre of the village comprising entrance hall, kitchen, bathroom, living room, conservatory, three bedrooms, utility room and fully enclosed garden, together with an extensive driveway providing ample off-road parking.

- Semi-Detached Bungalow
- Entrance Hall
- Living Room
- Kitchen
- Bathroom
- Three Bedrooms
- Conservatory
- Utility Room
- Driveway, Garage and Parking
- Enclosed Rear Garden

Guide Price: £375,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE HALL With double glazed window and door to side aspect. Radiator.

INNER HALL Door from entrance leading to inner hall with access to the loft, which is boarded with power connected. Telephone point and radiator.

KITCHEN/BREAKFAST ROOM 13'11" x 9'3" (4.24 m x 2.81 m) Fitted with a range of base units with wooden work surface over and storage shelves/cupboards and drawers underneath. Double stainless steel sink with drainer and mixer tap over, electric oven and free-standing pantry-style cupboard. Vinyl tiled floor, radiator and double glazed windows to the front and side aspect.

LIVING ROOM 19'8" x 13'5" (5.99 m x 4.10 m) Feature gas fire with timber surround and marble hearth. Two radiators, television point and large double glazed window to front aspect.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over and a separate large shower cubicle with tiled surround. Wall mounted mirror, double glazed window to side aspect and radiator.

BEDROOM ONE 12'2" x 10'0" (3.72 m x 3.05 m) Double glazed window to rear aspect and radiator.

BEDROOM TWO 9'6" x 9'2" (2.90 m x 2.80 m) With double glazed window to rear aspect, radiator.

BEDROOM THREE 9'2" x 7'6" (2.80 m x 2.29 m) Currently used as an office. Radiator. Door to:-

CONSERVATORY 14'5" x 7'9" (4.40 m x 2.35 m) Of brick and UPVC construction with doors to rear garden and door to:-

UTILITY ROOM Converted from a cloakroom into a utility with space and plumbing for utilities.

EXTERIOR To the front of the property, the garden offers a large lawned area bordered with mature trees, plants and shrubs. A resin driveway runs along the side of the property leading to a gate which provides access to the rear garden, offering ample off-road vehicular parking and a single garage with a metal up and over door and personnel door to the rear garden. The south-facing rear garden is enclosed and mainly laid to lawn with borders of a variety of plants, shrubs and trees. Small garden store/bike store.

Tenure The property is Freehold

Council Tax Band C

EPC D (63/81)

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Ref CWH-7569





Floorplans to follow.

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. All measurements are approximate. (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.