31 Lester Way, Littleport, Cambridgeshire, CB6 1FW

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Impressive 4 double bedroom executive home built to an extremely high standard and ready for immediate possession.

This impressive 4 bedroom detached house is one of just 4 executive homes situated off a small private road situated on the western side of Littleport, particularly well placed within walking distance of the Academy School, Leisure Centre and Community Pre-School.

Extending to just over 2,000 sq ft (185 sq m) the spacious accommodation includes a large, dual aspect sitting room, stunning triple aspect kitchen/dining/family room, with stylish integrated appliances and extensive range of fitted cabinets, 5 double bedrooms, 4 of which have built in wardrobes and 3 bath/shower rooms, (2 en suite). There is off road parking for at least 2 cars, double garage and an extensive, south facing garden to the rear.

The property is extremely energy efficient (EPC rating B), featuring an air source heat pump, with underfloor heating to the ground floor and radiators to the first floor, high level of insulation and Upvc sealed unit double glazed windows. The Council Tax rating is currently Band F and for peace of mind the property is covered by a 10 year Professional Consultants Certificate.

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

Features

- Superbly Appointed Detached Family Home
- 1 of Just 4 Executive Houses Situated off a Private Road
- Accommodation Extending to Approximately 2,000 sq ft
- Stunning Triple Aspect Kitchen/Dining/Family Room
- 4 Double Bedrooms & 2 Stylish Bath/Shower Rooms (1 En Suite)
- Off Road Parking, Double Garage & South Facing Garden
- Highly Energy Efficient (EPC Rating B)
- Air Source Heat Pump (Underfloor to Ground Floor. Radiators to First Floor.
- 10 Year Professional Consultants Certifiacte
- Immediate Possession - NO ONWARD CHAIN

Entrance Hall:
Tiled floor and staircase to first floor.

Cloakroom:
Tiled floor, low level WC and wash hand basin.

Kitchen/Dining/Family Room:
Triple aspect. Tiled floor. Full height bi-fold doors and glazed door to rear garden. Extensive range of matching base and wall mounted cabinets, soft closing doors and drawers and integrated appliances comprising double oven, induction hob with extractor fan above, dishwasher and American style fridge/freezer.

Sitting Room:
Fireplace and full height bi-fold doors and glazed door to rear garden.

Utility Room:
Range of matching base and wall cabinets, sink unit, tiled floor and large walk-in storage cupboard.

FIRST FLOOR:

Landing:
Loft hatch to roof space and airing cupboard with hot water cylinder.

Bedroom 1:
Built in double wardrobes with hanging rails and lighting. Door to:-

En-Suite Shower Room:
Tiled floor, low level WC, wash hand basin and shower cubicle.

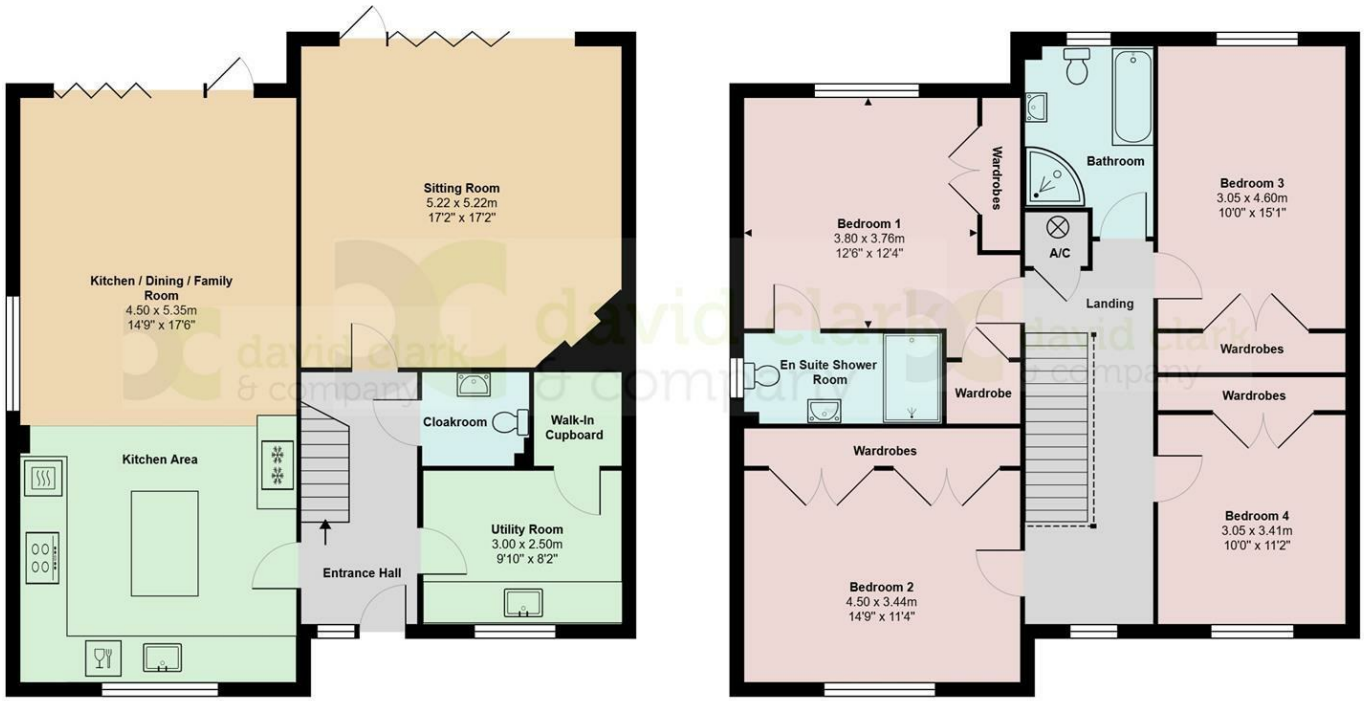
Bedroom 2:
Built in double wardrobes with hanging rails and lighting.

Bedroom 3:
Built in double wardrobes with hanging rails and lighting.

Bedroom 4:
Built in double wardrobes with hanging rails and lighting.

Bathroom:
Tiled floor, low level WC, wash hand basin, panelled bath and shower cubicle.

OUTSIDE:
Open plan shingled area to front, block paved driveway to side providing off road parking and access to a Double Garage



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About 185.3 m² ... 1994 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

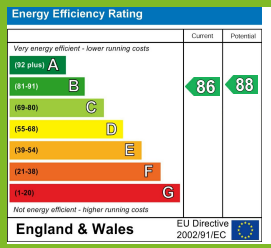
SERVICES
Mains Water, Electricity and Drainage connected.

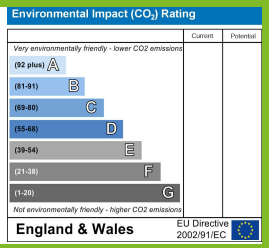
LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
New Build

Directions to the property using What3Words.
Enter the following link in your browser then click Waze or Google Maps:

https://w3w.co/marble.homelands.hill





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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