



## 16 Harvest Way

Littleport, Ely, Cambs, CB6 1EY

**Guide Price £299,950**



# 16 Harvest Way

Littleport, Ely, Cambs CB6 1EY

**Guide price £299,950**



## Littleport

Littleport is a small market town of about 8,000 people, located on the A10 between Ely and Downham Market. It is served by a railway giving access to Cambridge and London Kings Cross. It has a historic town centre, with a range of small local and independent shops, which serve the surrounding area. Other facilities include a secondary school, two primary schools, a library, medical centre, post office and a sports and leisure centre.

## Description

Well presented and larger than average 3 bed semi detached house, situated on this popular residential development. The property benefits from gas fired central heating, double glazing, WC, ensuite, open plan kitchen/dining/family room and parking to the side for 2 cars.

## Hallway

Part double glazed entrance door. Fuse Box. Radiator. Stairs to first floor. Solid wood flooring. Pull-out drawers for shoes under stairs. Central heating thermostat. Two ceiling light points.

## WC - 1.37m x 1.27m (4'6" x 4'2")

Double glazed window to the front aspect. Low level WC. Wash basin in vanity unit with mixer tap and storage cupboards. Wood flooring. Radiator. Ceiling light point.

## Living Room - 4.47m x 3.58m (14'8" x 11'9")

Double glazed window to the front aspect. Wood flooring. Radiator. Ceiling light point.

## Kitchen/Dining/Family Area - 5.74m x 5.61m (18'10" x 18'5")

Double glazed window and double-glazed patio doors to the rear aspect. Range of units at base and wall level with work surfaces and upstands over and incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated Hotpoint single oven with a 4-burner gas hob over, stainless steel splash back and a stainless-steel extractor canopy above. Spaces and plumbing for automatic washing machine and dishwasher. TV Point. Space for tall-standing fridge freezer. Integrated Microwave oven. Vertical radiator and further radiator. Understairs storage cupboard. Wood flooring. Ceiling light points.

## Landing

Double glazed window to the side aspect. Ceiling light point. Access to boarded attic space with drop-down ladder. Over stairs bulkhead storage cupboard.

**Bedroom 1** - 3.81m x 3.28m (12'6" x 10'9")  
Double glazed window to the rear aspect.  
Ceiling light point. Built-in wardrobe to corner and built-in double wardrobe with sliding mirror-fronted doors. Radiator. Door to:

**Ensuite** - 2.03m x 1.37m (6'8" x 4'6")  
Double width shower cubicle. Radiator. Low level WC. Pedestal wash basin. Tiled splash areas. Shaver socket. Extractor fan. Ceiling light point.

**Bedroom 2** - 3.71m x 3.05m (12'2" x 10'0")  
Double glazed window to the front aspect.  
Radiator. Ceiling light point.

**Bedroom 3** - 3.07m x 2.44m (10'1" x 8'0")  
Double glazed window to the front aspect.  
Radiator. Built-in cupboards. Ceiling light point.

**Bathroom** - 2.06m x 1.68m (6'9" x 5'6")  
Double glazed window to the rear aspect.  
Panelled bath with mixer tap and shower attachment. Pedestal wash basin.

### Outside

The frontage has a landscaped garden with gas and electric meter cupboards and a canopy over the entrance door. There is a block paved driveway to the side providing parking for 2 vehicles, with a gate to the rear garden. The good-sized rear garden is laid mainly to lawn with patio, timber fencing to boundaries, timber garden shed, power points and outside tap.

### Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is C

The property is Freehold with Registered title CB446415

Flood risk is very low.

All mains services are connected.

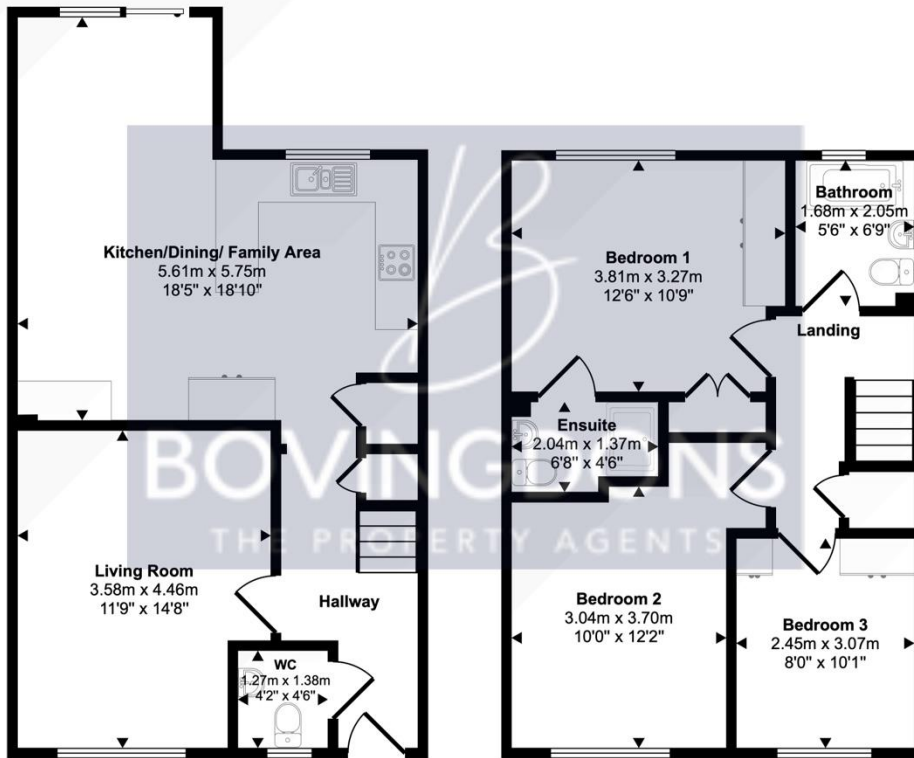
Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 16mbps, Superfast 64mbps & Ultrafast 2000mbps.





Approx Gross Internal Area  
100 sq m / 1075 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.