



**Kingsmead Court, Littleport CB6 1LR**

**welcome to**

## **Kingsmead Court, Littleport**

A much improved and well proportioned end of terrace house situated within a popular residential area of Littleport offering two bedrooms, three reception rooms, garage and low maintenance gardens - Early viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage cupboard beneath, doors to:

### **Kitchen/Breakfast Room**

Recently updated with a matching range of base units and drawers, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with hob and extractor over, spaces for fridge/freezer and dishwasher, radiator and double glazed window to front aspect.

### **Lounge/Diner**

With radiator, double doors to conservatory and door to:

### **Study**

With double glazed window to front aspect and door to:

### **Cloakroom/Utility**

Fitted with a suite comprising low level w.c, pedestal wash hand basin, space for washing machine and double glazed window to rear.

### **Conservatory**

Of UPVC construction with windows to three sides, fitted blinds, French doors opening to rear garden.





### **First Floor Landing**

With radiator, loft access, double glazed window to side aspect and doors to:

### **Bedroom One**

With radiator, fitted wardrobes and double glazed window to front aspect.

### **Bedroom Two**

With radiator, fitted wardrobes and double glazed windows to rear aspect.

### **Bathroom**

Recently updated and fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, vanity unit with low level w.c, wash hand basin and storage cupboards, heated towel radiator, extractor and double glazed window to side.

### **Outside**

To the front of the property there is a low maintenance garden predominantly laid to slate with a pathway to the front door and space for parking for one car. The rear garden is presented for ease of maintenance mainly laid to block paving with shrub and plant borders. Gated access leads to the garage and parking.



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## Kingsmead Court, Littleport

- End of Terrace House
- Popular Location
- Well Proportioned Accommodation
- Two Bedrooms
- Three Reception Rooms

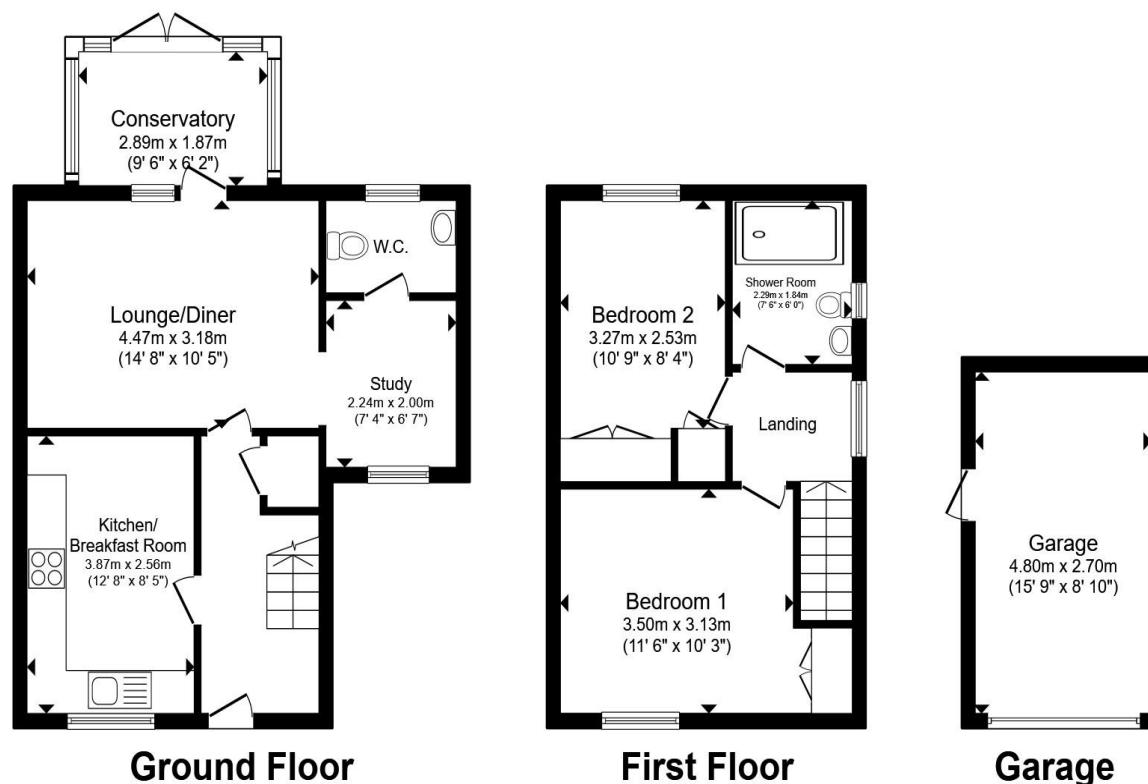
Tenure: Freehold

EPC Rating: C

Council Tax Band: B

guide price

**£235,000**



Total floor area 90.6 m<sup>2</sup> (975 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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