



28 Lawn Lane, Little Downham
Ely

RICHARD
BOOTH
ESTATE AGENTS



£240,000

28 Lawn Lane

Little Downham, Ely

An established end terrace situated within a highly regarded village close to Ely. Accommodation comprises entrance hall, spacious lounge, kitchen/diner, wetroom, three bedrooms and bathroom. Outside there are lawned front and rear gardens.

The property requires some modernisation, however, benefits from gas central heating with a modern boiler and is offered for sale with no upward chain.

- Established End Terrace
- Spacious Lounge
- Kitchen/Diner
- 3 Bedrooms
- Bathroom And Wetroom
- Front And Rear Gardens
- Gas Central Heating
- No Upward Chain/Modernisation Required
- Highly Regarded Village Close To Ely
- Freehold/Council Tax B/EPC



Entrance Hall

With door to front, stairs to first floor, radiator.

Lounge

With double glazed windows to front and rear, open fireplace, two radiators.

Kitchen/Diner

With double glazed windows to side and rear and door to side, fitted with wall and base level storage units and drawers with matching worksurfaces, electric oven and hob, sink unit and drainer, plumbing for washing machine, radiator. Pantry housing the modern gas fired boiler.

Wetroom

With low level WC, wash basin and shower, double glazed window and door to rear garden.

Landing

With double glazed window to rear, cupboard housing the hot water cylinder, radiator.

Bedroom 1

With double glazed window to front, built in cupboard, radiator.

Bedroom 2

With double glazed window to front, tiled fireplace, built in cupboard, radiator.

Bedroom 3

With double glazed window to rear, radiator.

Bathroom

With double glazed window to rear, low level WC, wash basin, bath, separate shower cubicle, radiator.



Outside

To the front and rear of the property there are lawned gardens with established borders. The rear garden also has a timber built storage shed.

Whilst the property has no off street parking, there is scope to create this, and a layby situated alongside provides easy on street parking.





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