



Malting Lane

Litlington, Royston,
Cambridgeshire, SG8 0QU
Freehold - OIEO £300,000

country
properties

We are pleased to offer this 2 bedroom terraced cottage to market the at a guide price of £300,000. Situated in the peaceful village of Litlington, this well presented home comprises of lounge, kitchen, two bedrooms and a private garden to the rear.

- Characterful home
- Two bedrooms
- Well presented throughout
- Village location
- Garage en-bloc
- Off road parking
- Council Tax band C
- EPC rating E

Accommodation

Entrance Hallway

Upvc front door into entrance. Cupboard housing fuse box and electric meter. Tiled floor. Wooden skirting. Wooden door into:-

Lounge

15' 3" narrowing to 12' 5" x 11' 3" narrowing to 9' 9" (4.65m x 3.43m) Upvc double glazed window to front. 2 radiators. Log burner. Wooden flooring. Wooden skirting. Half wooden door into:-

Kitchen

17' 0" x 5' 6" (5.18m x 1.68m) Wall and base units with work surfaces over. Stainless steel sink and drainer. Space for fridge/freezer and washing machine. Oven to be fitted. Extractor fan. Tiled splash backs. Radiator. Tiled flooring. Upvc double glazed window to rear. Door to rear garden. Wooden skirting boards. Wooden door to:-

Inner Lobby

Radiator. Wooden flooring. Thermostat control. Stairs to first floor. Wooden skirting boards. Wooden door into:-

WC

Vinyl flooring. Wall mounted towel heater. Cupboard housing water tank and shelf. Wall mounted sink. WC. Water meter.



First Floor

Landing

Wooden flooring. Loft hatch.
Radiator. Wooden skirting boards.
Wooden door into:-

Bedroom One

11' 0" narrowing to 8' 4" x 10' 3"
narrowing to 8' 4" (3.35m x 3.12m)
Upvc double glazed window to
front. Radiator. Wooden flooring.
Wooden skirting boards.

En-suite

Shower cubicle with mixer bar.
Radiator. Wooden flooring. Wash
hand basin. Low level WC. Wooden
skirting boards. Upvc double
glazed window to front.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)
Wooden door into. Upvc double
glazed window to rear. Radiator.
Wooden skirting boards. Carpet to
be laid. Wooden door into:-

Bathroom

Upvc double glazed window to
rear. Wall mounted towel heater.
Low level WC. Wash hand basin.
Bath.

External

Rear Garden

Gate to bottom of garden. Patio as
you step out. Decking. Outside
light.

Garage

En-bloc. Up and over door. 1
parking space.







Viewing by appointment only

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