



# Malting Lane

Litlington, Royston,  
Cambridgeshire, SG8 0QU

**Freehold - Guide Price £325,000**

country  
properties



We are pleased to offer this 2 bedroom terraced cottage to market the at a guide price of £325,000. 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.









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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