



## 6 Lapwing Way

Soham, Ely, Cambs, CB7 5GE

**Guide Price £285,000**





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## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Description

Well-presented 3 bed semi-detached house in a popular cul-de-sac location. The property benefits from gas fired central heating, double glazing, WC, ensuite and a driveway to the side.

## Hallway

Entrance door. Stairs to first floor. Radiator. Ceiling light point. Hive central heating control.

## WC. - 1.85m x 0.84m (6'1" x 2'9")

Radiator. Low level WC. Wash basin with cupboards under. Tiled floor. Extractor. Ceiling light point.

## Living Area - 4.67m x 2.87m (15'4" x 9'5")

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

## Dining Area - 2.87m x 2.39m (9'5" x 7'10")

Radiator. Ceiling light point. Double glazed patio doors to the rear garden.

## Kitchen - 2.87m x 2.54m (9'5" x 8'4")

Double glazed window to the rear aspect. Range of units at base and wall level with work surfaces over and incorporating a stainless-steel sink with mixer tap. Single oven, 4-ring electric hob with extractor over. Space for fridge /freezer. Tiled splash areas. Plumbing for automatic washing machine. Radiator. Cupboard housing gas fired boiler (serviced yearly) providing central heating and hot water. Large understairs cupboard with light.

## Landing

Over-stairs cupboard housing the Hot Water tank and shelving. Ceiling light point. Access to boarded loft space with drop-down ladder.

**Bedroom 1** - 3.48m x 2.97m (11'5" x 9'9"max)  
Double glazed window to the front aspect.  
Radiator. Ceiling light point. Built-in Triple  
Wardrobes. Door to:

**Ensuite** - 2.06m x 1.35m (6'9" x 4'5")max  
Wash basin with cupboards under and mixer  
tap. Low level WC. Heated towel  
rail. Recessed tiled shower cubicle. Shaver  
socket. Ceiling light point.

**Bedroom 2** - 3.25m x 2.84m (10'8" x 9'4")  
Double glazed window to the rear aspect.  
Radiator. Ceiling light point.

**Bedroom 3** - 2.87m x 1.98m (9'5" x 6'6")  
Double glazed window to the rear aspect.  
Radiator. Ceiling light point.

**Bathroom** - 2.16m x 1.83m (7'1" x 6'0")  
Panelled bath with mixer tap and shower  
attachment. Wash basin with cupboards under.  
Low level WC. Double glazed window to the  
front aspect. Tiled splash areas. heated towel  
rail.

### Outside

The frontage has an area of slate chippings with  
a path and steps to the entrance door. A  
driveway to the side provides for off road  
parking and has a personal gate into the rear  
garden.

The rear garden has a timber shed, timber  
fencing to three sides, area of lawn, Patio with  
outside light and an outside tap

### Notes

Local Council is East Cambridgeshire District  
Council

Council Tax band is B

All main's services are connected.

Hive controlled central heating

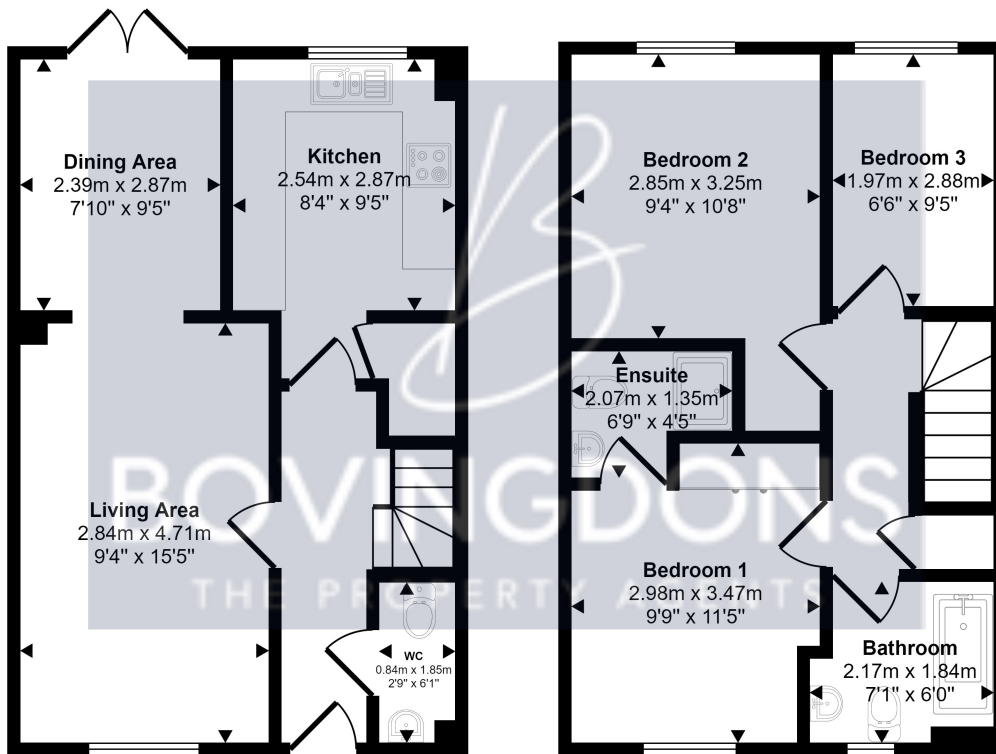






## Floor Plan

Approx Gross Internal Area  
78 sq m / 842 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft

First Floor  
Approx 39 sq m / 421 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.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		