



HARVEY ROBINSON

Guide Price

£350,000 - £375,000

Locksgate

Somersham, PE28 3HZ

- Five Bedroom Detached House
- Quiet Cul-De-Sac Location
- No Forward Chain
- Open Plan Kitchen Diner

- Two Further Reception Rooms
- Two Bathrooms
- Ample Off Road Parking
- Walking Distance to School and Amenities

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this deceptively spacious five bedroom detached home in Somersham. Offered for sale with no forward chain, the property has been thoughtfully extended and improved by the current owners and now offers family sized accommodation at the end of a quiet cul-de-sac in this sought after village. Arranged over two floors, the accommodation in brief consists of an entrance porch providing excellent storage for coats and shoes, an L-shaped lounge which is flooded with light, a dining room / playroom with French doors accessing the rear garden, a shower room and a spacious kitchen dining room to the ground floor. The kitchen diner has been refitted in a cream shaker style with solid stone worktops and incorporates a range oven. To the first floor, there are five bedrooms, three in the original house and two that form part of the extension constructed in 2008, as well as a spacious family bathroom. The garage has been part converted into the downstairs shower room leaving a store room to the front in addition to a driveway suitable for two vehicles. To the rear, the garden is mainly laid to lawn and features a patio area directly accessed from both the kitchen and the playroom. Viewing of this family home is essential and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks.

In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





## FAQ'S

Tenure: Freehold  
Post Code for SatNav: PE28 3HZ  
What3Words Location: headboard.existence.careless  
Property Constructed: 1972  
Extension Constructed: 2008  
Council Tax Band: C  
EPC Rating: C  
Current Owner Purchased Property: 28 years ago  
Seller's Onward Movements: No Forward Chain  
Rear Garden Aspect: West  
School Catchment Areas: Somersham Primary and Ramsey Abbey Secondary  
Water Meter: No  
Boiler Installed: 2009 and last serviced in 2023  
Front Windows and Front and Rear Doors Replaced: Since 2021  
Loft: Boarded but no Light or Ladder  
Approximate Rental Return: £1500 - 1700 pcm.



## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

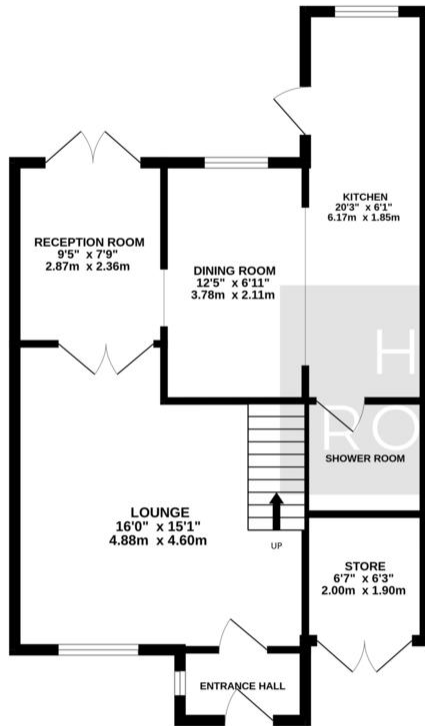
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4.9 Star Google Review Rating

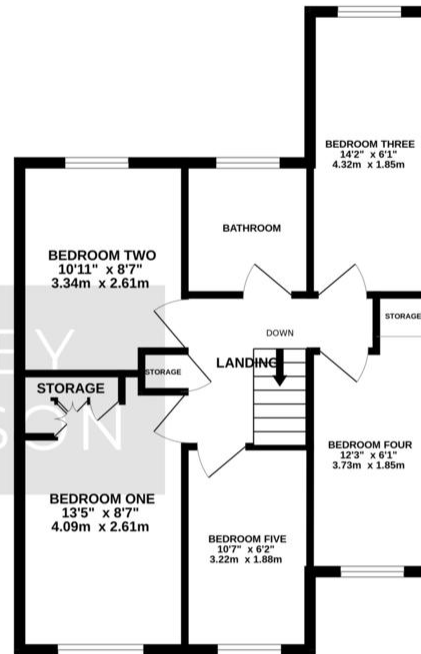




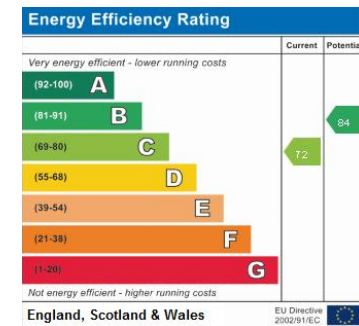
GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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