

**ROBERT  
HALE  
HOMES FOR  
SALE**

6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX

**MARCH**

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Website:

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**SOMERLED HOUSE,  
HIGH ROAD,  
GUYHIRN, PE13 4ED.**

**THE PROPERTY**

A VERY DECEPTIVE, IMPOSING, FOUR BEDROOMED DETACHED HOUSE, SITUATED ON A GENEROUS PLOT, IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL AND WITH EASY ACCESS TO PETERBOROUGH, MARCH AND WISBECH \* 20FT LOUNGE \* 19FT FITTED KITCHEN \* 12FT DINING ROOM \* GOOD GARDENS TO FRONT AND REAR NEITHER OF WHICH ARE DIRECTLY OVERLOOKED \* OIL CENTRAL HEATING \* DOUBLE GLAZING \* MASSES OF PARKING! \* VERY VERSATILE ACCOMMODATION!

**PRICE**

**£395,000**

**FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND D**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4860**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



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**SOMERLED HOUSE, HIGH ROAD, GUYHIRN**

**HOW TO GET THERE**

From our March office proceed along Dartford Road. Follow the road all the way to the March bypass, northern roundabout and take the exit signed Peterborough. Follow the road to the A47, Guyhirn roundabout and take the first exit. Follow the road for a very short distance and turn right. Proceed to the "T" junction and turn right. Continue bearing left with the road and the property will be found in due course on the left hand side before the School and nearly opposite the Wooden Bus Shelter.

**THE ACCOMMODATION** (Dimensions given are approximate only).

**ENTRANCE HALL** With tiled floor.

**RECEPTION ROOM/INNER HALL** 10'9"(max) x 8'1"(max) With laminate floor, stairway off.

**LOUNGE** 20'6"(max) x 12'6"(max) With laminate floor, feature exposed brick ceiling height fire surround enclosing a multi fuel burner, feature archway to:-

**DINING ROOM** 12'(max) x 9'7"(max) With laminate floor, double glazed French doors to rear garden.

**FITTED KITCHEN/BREAKFAST ROOM** 19'(max) x 10'(max) With laminate floor, SMEG gas/electric Range, electric hob hood, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, range of wall cupboards, part tiled walls, access to loft.

**GROUND FLOOR SHOWER ROOM/W.C.** With laminate floor, low level w.c., inset hand washbasin with mixer tap and cupboard under, tiled and screened shower cubicle with thermostatic shower, part tiled walls.

**GROUND FLOOR BEDROOM NO.4/PLAYROOM** 19'(max) x 9'(max)

**UTILITY** 14'(max) x 10'10"(max) With laminate floor, walk-in understairs cupboard, oil fired central heating boiler, central heating programmer, part tiled walls, range of wall cupboards, work tops with cupboards under, inset stainless steel single drainer sink unit with cupboards under, space/plumbing for automatic washing machine, water softener, space for condensing tumble drier.

**STUDY** 12'6"(max) x 8'(max)

**REAR ENTRANCE LOBBY**

**FIRST FLOOR**

**LANDING** With access to loft, built-in airing cupboard housing hot water cylinder with immersion heater.

**BATHROOM/W.C.** With laminate floor, panelled bath with mixer tap and shower attachment, low level w.c., hand washbasin with mixer tap and drawers under, tiled walls, heated towel rail.

**BEDROOM NO. 1** 12'7"(max) x 11'5"(max) With laminate floor.

**BEDROOM NO. 2** 12'8"(max) x 12'1"(max) With built-in double wardrobe/cupboard with blanket cupboards over.

**BEDROOM NO. 3** 14'9"(max) x 8'(max)

**OUTSIDE**

**OUTSIDE LIGHTS/LANTERNS**      **EXTERNAL POWER POINTS**  
**OIL STORAGE TANK**                      **3 TIMBER STORE SHEDS**                      **COLD WATER TAP**

**GARDENS**

Generous gardens to front, not overlooked to front, and down to a shingle multi-vehicle off road parking space/turn around with raised shingle border, shrubs, trees, conifers, block paving and a laurel hedge.  
Pathway to each side of the property leads from front to rear. Generous enclosed gardens to rear not overlooked to rear, and laid to lawn with trees, shrubs, shingle patio area.

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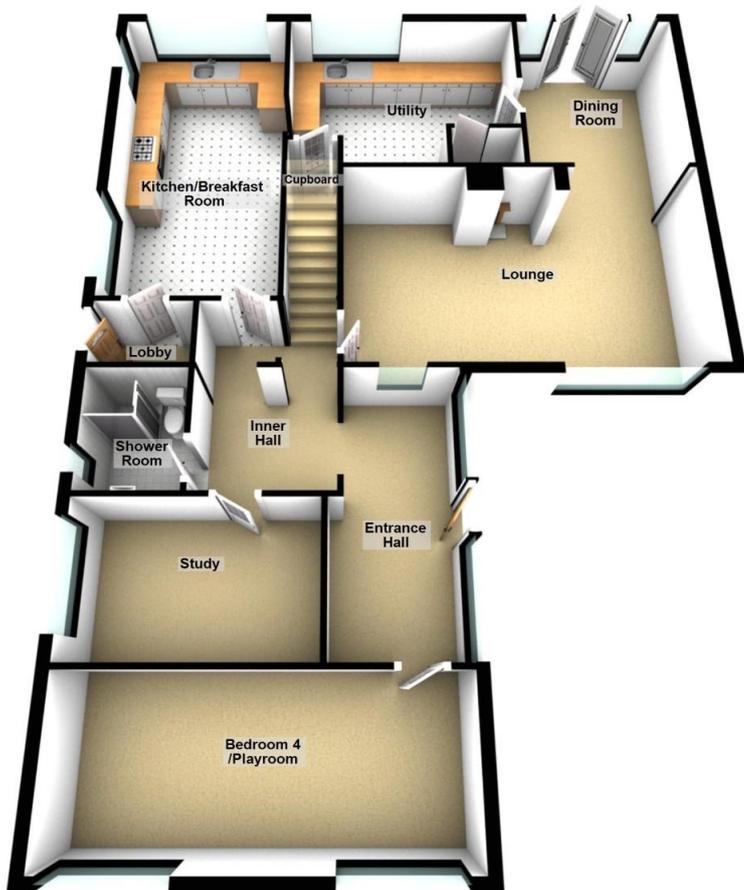


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Ground Floor



First Floor

