



**Holmes Lane, Soham CB7 5JP**

**Guide Price £450,000**



## Holmes Lane, Soham CB7 5JP

A charming family home set on the edge of this popular and well served town and offered for sale with no onward chain.

Bay fronted and offering stylishly presented rooms, this property boasts almost 1500 square foot of space. The deceptive accommodation includes three reception rooms, refitted kitchen/breakfast room, bathroom, master bedroom with featured vaulted ceiling and en-suite dressing room and bathroom, three further double bedrooms ( separate en-suite toilet).

Externally the property enjoys sizeable courtyard style garden and off road parking.

Viewing highly recommended

### Entrance Hall

With door leading to living room. Stairs to first floor.

### Kitchen/Breakfast Room 13'8" x 12'0" (4.17m x 3.68m)

Contemporary kitchen with a range of eye and base level cupboards with composite worktop over. Ceramic 1 & 1/4 bowl sink and drainer with mixer tap over. Attractively tiled splashback to working areas. Integrated oven with hob and stainless steel extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Generous walk-in pantry with shelving and worktop. Space for fridge and freezer. Radiator. Wood effect flooring. French doors to rear garden.

### Living Room 14'0" x 11'11" (4.29m x 3.64m)

Well presented, spacious living room with wood flooring. Attractive bay window overlooking front aspect. Ornate fully working Victorian fireplace with stone hearth. Radiator. Opening to play room and inner lobby. Door to entrance hall.

### Inner Lobby

Opening to living room and door to study.

### Study 14'0" x 11'11" (4.29m x 3.65m)

Spacious room with attractive bay window overlooking front aspect. Brick built fire place with brick mantel. Wood flooring. Radiator. Door to inner lobby.

### Dining Room/Play Room 13'8" x 9'9" (4.17m x 2.98)

Spacious dining room/play room with opening to living room. Radiator. Internal window to kitchen. Window overlooking side aspect. Door leading to kitchen/breakfast room.

### Bathroom 13'8" x 7'2" (4.17m x 2.19m)

Stunning contemporary bathroom with white suite comprising low level W.C., pedestal hand basin with mixer tap over, generous walk-in shower (pressurised water system) with wall mounted shower and free standing bath with mixer tap over and attractive glass splashback.. Contemporary Victorian style radiator. Flagstone effect flooring with underfloor heating. Obscured window. Door to kitchen/breakfast room.

### Landing

Doors to all bedrooms. Window overlooking side aspect. Stairs to ground floor.

### Master Bedroom 1 14'4" x 13'8" (4.37m x 4.17m)

Spacious double room with vaulted beamed ceiling. Velux windows. Window overlooking side aspect. Radiator. Doors to en suite, dressing room and landing.

### Walk-In Wardrobe 5'5" x 5'4" (1.66m x 1.65m)

Walk-in wardrobe with shelving and rails. Velux window. Door to master bedroom.

### En Suite

Contemporary en suite with modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and generous walk-in shower (pressurised water system). Attractively tiled throughout. Tiled flooring. Velux window. Ladder style radiator. Door to bedroom.

### Bedroom 2 10'5" x 9'10" (3.19m x 3.00m)

Spacious double room with airing-cupboard housing pressurised water tank. Radiator. Loft hatch. Doors to bedroom 3 and landing. Loft hatch with pull down ladder and lighting.

### Bedroom 3 12'0" x 11'4" (3.664m x 3.47m)

Spacious double room with fitted wardrobes with sliding mirrored doors and shelved cupboards. Charming feature alcove window. Window overlooking front aspect. Radiator. Doors to landing and bedroom 2. Loft hatch.

### Bedroom 4 11'11" x 11'10" (3.65m x 3.63m)

Spacious double room with window overlooking front aspect. Radiator. Doors to en suite cloakroom and landing.

### En Suite Cloakroom

White suite comprising low level W.C. and corner hand basin with tiled splashback. Obscured window. Door to bedroom 4.

### Outside - Front

Attractive boundary wall with pathway leading to front door with attractive stain glass arched window above. Gravel beds with shrub planting either side with feature pond. Access to driveway and rear garden area.

### Outside - Rear

Rear garden area with raised composite decking area to rear of the house, French doors leading to kitchen. Decorative asphalt driveway providing off road parking for 2 cars.

### PROPERTY INFORMATION

Maintenance fee -

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - End Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 144 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

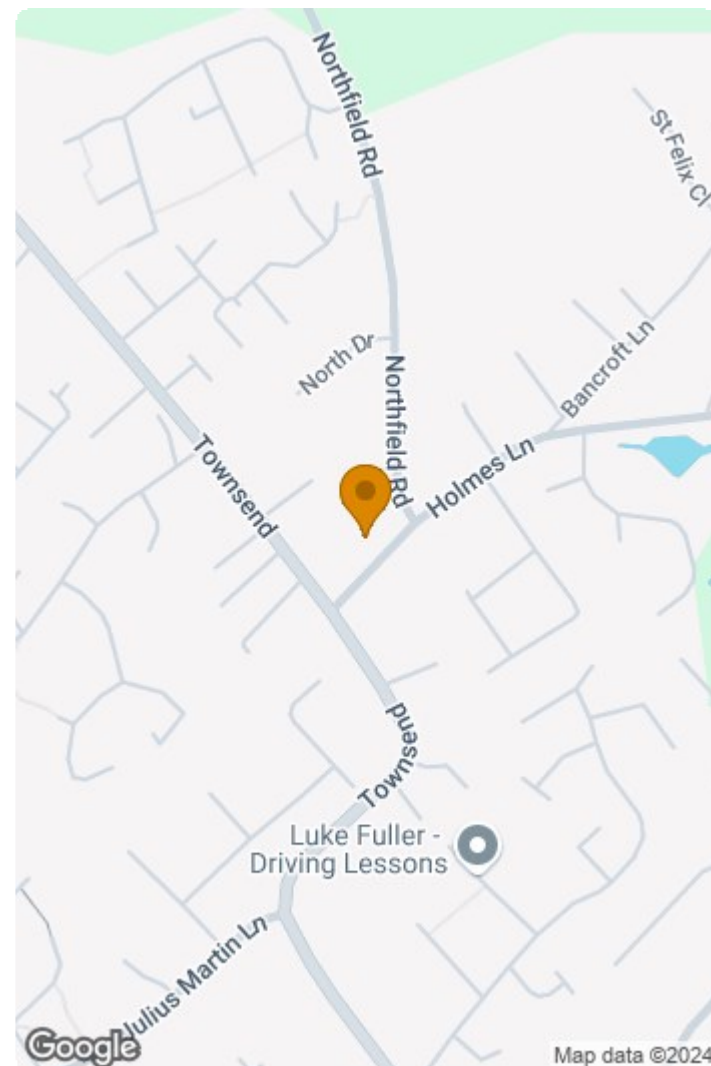
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - ///renovated.treatment.ducks

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.

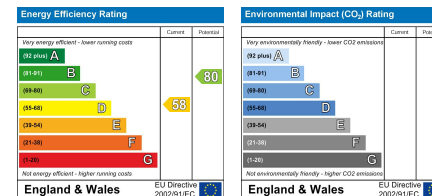


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TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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