



Locksgate, Somersham
£360,000



HARVEY
ROBINSON

- Three Bedroom Semi-Detached Home
- Sought After Village Location
- Separate Utility Room
- Garage Converted to Playroom/Home Office
- Extended Accomodation
- Open-Plan Kitchen/Diner
- Very Generous Rear Garden
- Driveway Parking for Multiple Vehicles
- Ground Floor Shower Room
- Viewing Highly Recommend to Fully Appreciate

FAQS

Tenure: Freehold

Postcode for SatNav: PE28 3HZ

What3Words Location: [///winning.otherwise.slide](https://www.what3words.com/?w3w=winning.otherwise.slide)

Property Constructed: 1970-1990

Council Tax Band: C

EPC Rating: B

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 9 Years, serviced July 2026

Utilities: Mains Gas, Mains Electric, Mains Sewerage, Mains

Water and Solar PV Panels

Broadband: FTTP

Loft: Partially Boarded

Current Owner Purchased Property: 2016

Sellers Onward Movements: Moving Locally

Rear Garden Aspect: North

Rear Garden Boundaries: Rear, Right

Primary School Catchment: Somersham Primary School

Water Meter: Yes

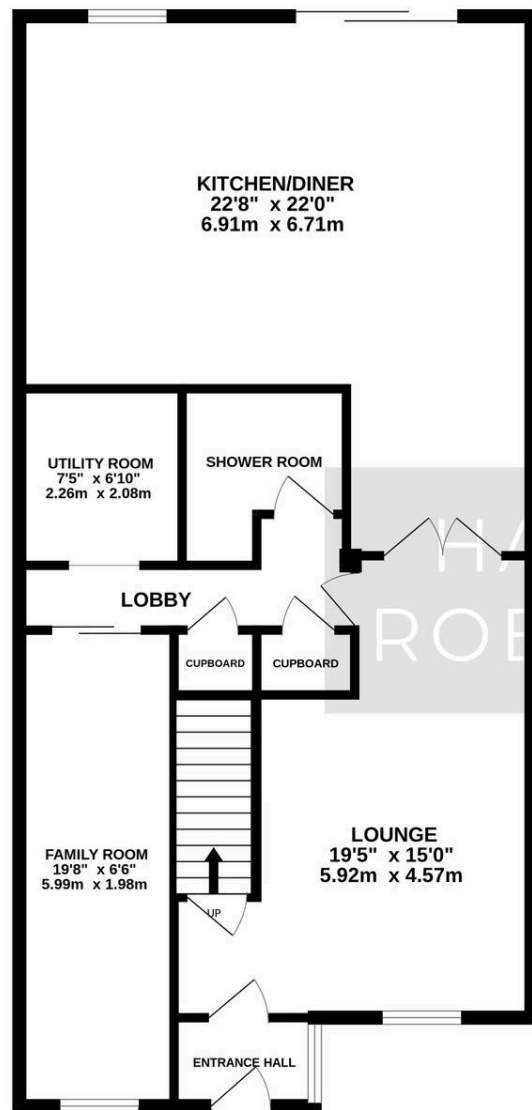


PROPERTY DESCRIPTION

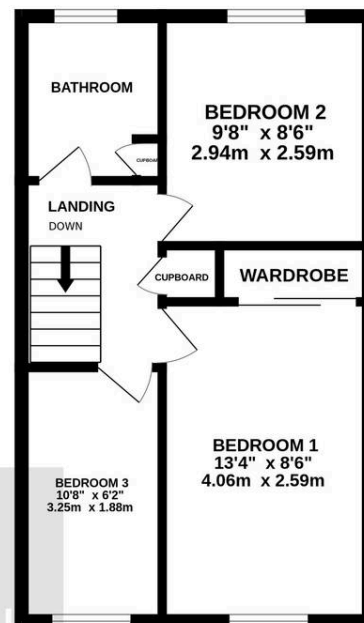
Situated in a highly sought-after village location, this beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation, thoughtfully extended to suit modern family living. Upon entering, you are welcomed by a bright entrance porch leading to a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is the impressive open-plan kitchen and dining area, designed with both style and practicality in mind, offering ample space for family meals and gatherings. To further compliment this area, there are contemporary bi-fold doors which lead out to the incredibly generous rear garden, a real highlight of this fantastic home, which extends to the open fields beyond the garden boundary. The ground floor also features a contemporary utility room and a separate shower room, ideal for guests or busy family mornings. The former garage has been expertly converted to create a flexible space, currently used as a playroom or home office, but could equally be utilised as a fourth bedroom. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, each with plenty of natural light and storage options. The family bathroom completes the first floor and is finished to a high standard. Driveway parking for multiple vehicles ensures ease of access for residents and visitors alike. This property is presented in excellent condition throughout, with tasteful décor and quality fixtures and fittings that enhance its overall appeal. With its blend of generous living spaces, practical features, and prime village setting, this home is ideally suited to growing families or professionals seeking a peaceful yet convenient lifestyle. Viewing is highly recommended to fully appreciate the quality and flexibility this exceptional property has to offer.



GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

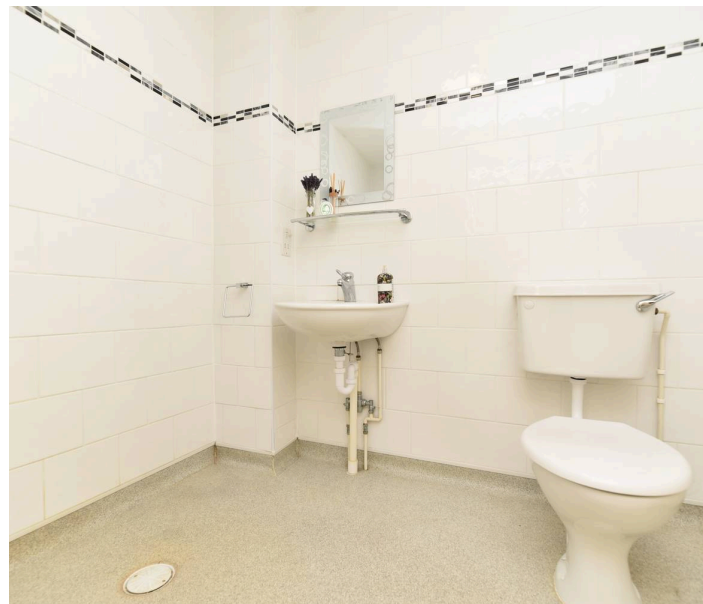


TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.
Made with Metropix ©2026



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 A1307 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.





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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4.9 Star Google Review Rating

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.