



## 25 Staples Lane

Soham, Ely, Cambs, CB7 5AF

**Guide Price £365,000**



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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, with good sized accommodation over three floors. The property benefits from gas central heating, double glazing, 3 double bedrooms, ensuite, cloakroom. living room with log burner and study area, kitchen diner, private rear garden and a single garage with driveway for 2 vehicles. Located in a popular, non-estate location, early viewing is recommended.

## Hallway

Part double glazed entrance door. Radiator. Fuse Box. Stairs for first floor. Ceiling light point.

**WC** - 1.83m x 0.99m (6'0" x 3'3")

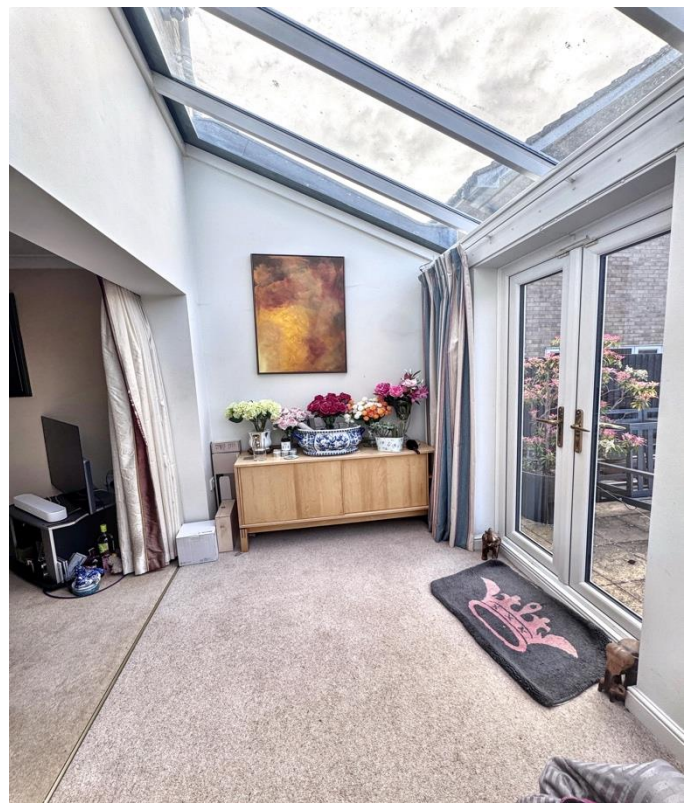
Wall hung WC. Wash Basin. Heated towel rail. Tiled splash areas. Spotlights. Tiled floor.

**Living Room** - 4.95m x 3.07m (16'3" x 10'1")

Double glazed window to the front aspect. Radiator. Feature log burner on a limestone hearth (with gas supply to fireplace). TV point.

**Study Area** - 4.04m x 1.93m (13'3" x 6'4")

Double glazed patio doors to the rear garden with a vaulted double-glazed roof



**Kitchen/Diner - 7.19m x 4.06m (23'7" x 13'4")**  
Dual aspect room with double glazed window to the front and double-glazed window and stable style door to the rear with a vaulted double-glazed roof to the kitchen area. Range of Cherrywood units at base and wall level with granite work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Spaces and plumbing for an automatic washing machine and dishwasher. 5-Burner gas hob. Stainless steel splash back. Miele stainless steel extractor canopy. Space for fridge. Central island with granite work surface and single Miele electric oven. Radiator. Tiled flooring. Two wall light points. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Space for upright fridge freezer. Understairs storage cupboard with water softener. TV point. Panelled radiator to dining area



## Landing

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point Airing cupboard with hot water tank and shelving. Door to stairs to second floor.

## Bedroom 1 - 5.26m x 3.02m (17'3" x 9'11")

Double glazed windows to the front and rear aspects. Two radiators. Wall light point. TV point. Built-in wardrobes and 4 drawer chest.

## Bedroom 2 - 3.12m x 2.97m (10'3" x 9'9")

Double glazed window to the front aspect. Radiator. Ceiling light point. TV point.

## Bathroom - 3.05m x 1.91m (10'0" x 6'3")

Double glazed window to the rear aspect Panelled bath with mixer tap and shower over. Wall hung wash basin. Low level WC. Radiator. Limestone tiled flooring. Spotlights. Extractor fan.

## Second Floor

### Bedroom 3 - 5.84m x 3.43m (19'2" x 11'3")

Two double glazed Velux skylight windows to the rear aspect. Vaulted ceiling. Eaves storage cupboards. TV Points. Vertical radiator. Radiator. Storage Area. Door to:

## Ensuite - 2.08m x 2.03m (6'10" x 6'8")

Walk-in shower cubicle. Wall Hung WC. Wash basin in vanity unit with mixer tap and cupboards under. Velux double glazed skylight window to the rear aspect Tiled floor. Extensive tiling to walls. Heated towel rail. Spotlights. Extractor fan.

## Outside

The frontage has 2 small areas of lawn with a path to the entrance door and gas & electric meter cupboards.

The rear garden is fully enclosed and is mainly laid to lawn with timber fencing, raised decking, bin store area, outside tap, and power points. Gate to driveway. Log store to rear of garage. Door to single garage which has an up and over door with power, fluorescent strip lighting and eaves storage, mains cold water feed and foul drain connection. To the front of the garage is a driveway for 2 further vehicles.

## Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B

The property is Freehold with registered title CB238722

Flood risk is very low.

All main utility services are connected.

Restrictions apply but there are no Easements, Wayleaves or Rights of way

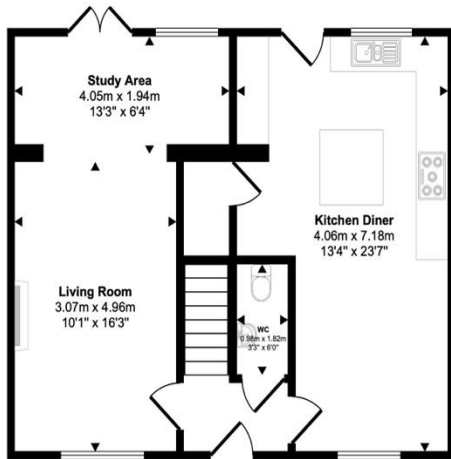
Estimated Broadband speeds are Standard 16mbps, Superfast 287mbps & Ultrafast 1800mbps.





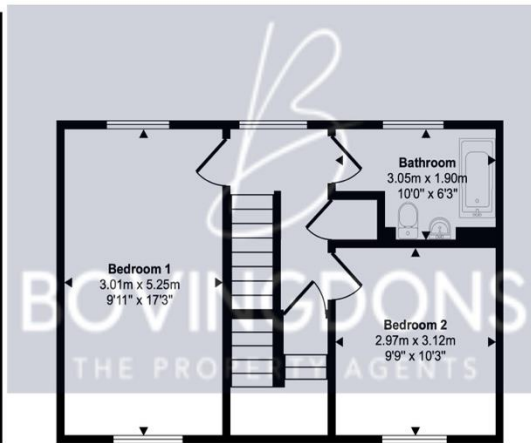
## Floor Plan

Approx Gross Internal Area  
129 sq m / 1392 sq ft

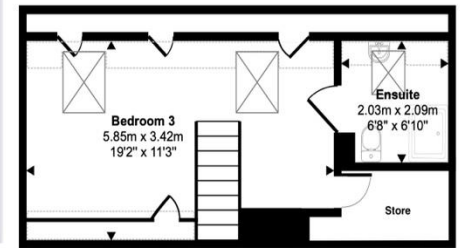


Ground Floor  
Approx 59 sq m / 632 sq ft

Denotes head height below 1.5m



First Floor  
Approx 43 sq m / 459 sq ft



Second Floor  
Approx 28 sq m / 301 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.



## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

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