



Lapwing Way, Soham, CB7 5GE

**CHEFFINS**



## Lapwing Way

Soham,  
CB7 5GE

- Modern Semi Detached
- 3 Bedrooms (1 Ensuite)
- Kitchen Opening Into Dining Room
- Spacious Lounge
- Conservatory
- Garden & 2 Parking Spaces
- Popular Residential Location
- Freehold / Council Tax Band B / EPC Rating C

A modern semi detached property situated on a popular residential development, comprising entrance hallway, cloakroom, kitchen opening through to dining room, lounge, conservatory, 3 bedrooms (ensuite to master) and bathroom, together with 2 off road parking spaces and enclosed rear garden. Viewing recommended.



**Guide Price £279,950**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

## ENTRANCE HALLWAY

With double glazed window and door to front aspect, stairs to first floor, radiator.

## CLOAKROOM

With low level WC, vanity inset wash hand basin, double glazed window to front aspect, radiator.

## LOUNGE

With double glazed window to front aspect, 2 radiators, French doors opening to conservatory.

## CONSERVATORY

Of brick and UPVC construction with radiator and door leading to the rear garden.

## KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, gas hob and stainless steel extractor hood above, plumbing for dishwasher, space for freestanding fridge/freezer, tiled flooring, double glazed window to side aspect, cupboard housing the replacement gas fired boiler, built-in storage cupboard. Opening to:

## DINING ROOM

A dual aspect room with double glazed bay window to front aspect and double glazed window to side aspect, radiator.

## LANDING

With access to loft.

## BEDROOM 1

With double glazed window to front aspect, radiator.

## ENSUITE

With suite comprising tiled shower cubicle, low level WC, vanity inset wash basin, radiator, double glazed window to side aspect.

## BEDROOM 2

With double glazed window to front aspect. radiator, airing cupboard housing the hot water tank, additional built-in storage cupboard.

## BEDROOM 3

With double glazed window to side aspect, radiator.

## BATHROOM

With suite comprising panel bath with shower above, low level WC, vanity inset wash basin, radiator.

## OUTSIDE

To the right hand side of the property you will find a slate garden. Gated access leads to a low maintenance enclosed garden which is laid to paving and also houses a timber built shed. The property also benefits from 2 off road parking spaces.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

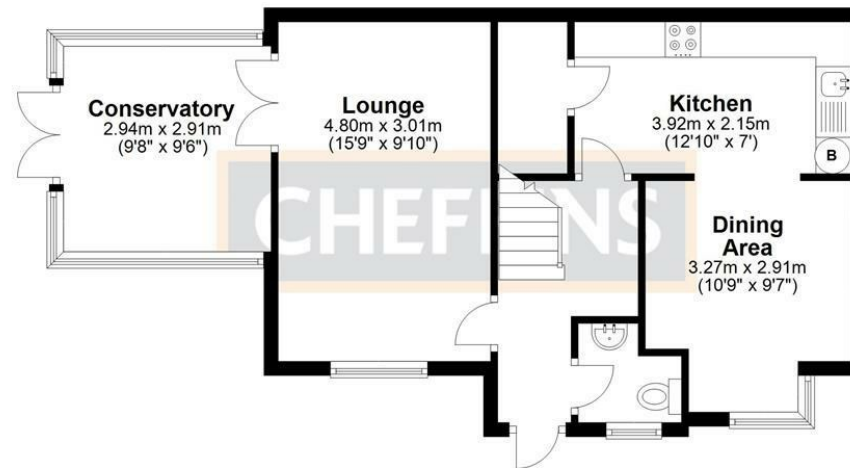






## Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £279,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.