



Station Approach, Somersham PE28 3JD

## Guide Price £250,000

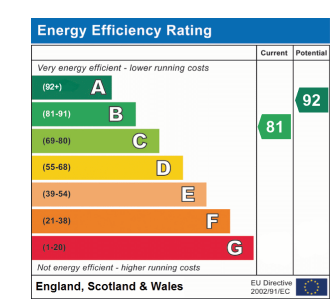
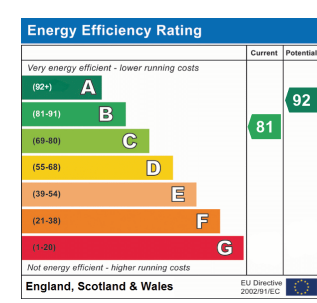
- Non estate mews style home
- Three bedroomed accommodation
- Fitted Kitchen/diner with appliances
- Downstairs cloakroom
- Lovely field views to front
- Close to nature reserve
- Enclosed garden
- Private parking provision



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### Port Hole Panel Door To

### Entrance Hall

14' 9" x 7' 1" (4.50m x 2.16m)

Double panel radiator, stairs to first floor, under stairs storage recess, coving to ceiling, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and tiling, double panel radiator, UPVC window to front aspect, extractor, coving to ceiling, composite flooring.

### Kitchen/Breakfast Room

14' 3" x 8' 7" (4.34m x 2.62m)

UPVC window to front aspect enjoying open field views, fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing works surfaces and up-stands, single drainer stainless steel one and a half bowl sink unit with mixer tap, integrated automatic dishwasher, space for automatic washing machine, drawer units, pan drawers, integral electric oven and gas hob with bridging unit and suspended extractor fitted above, double panel radiator, integrated fridge freezer, larder unit, under unit lighting, coving to ceiling, composite flooring.

### Sitting Room

16' 0" x 14' 2" (4.88m x 4.32m)

UPVC window to garden aspect and French doors to garden terrace, TV point, telephone point, two double panel radiators, wall light points, coving to ceiling.

### First Floor Landing

Access to insulated and part boarded loft space, double panel radiator, coving to ceiling, over stairs storage cupboard.

### Bedroom 1

13' 9" x 9' 7" (4.19m x 2.92m)

Two UPVC windows to front aspect, cupboard housing gas fired central heating boiler serving hot water system and radiators, double panel radiator, coving to ceiling.

### Bedroom 2

12' 0" x 8' 6" (3.66m x 2.59m)

Double panel radiator, coving to ceiling.

### Bedroom 3

8' 4" x 7' 2" (2.54m x 2.18m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

### Family Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, shaver point, 'P' shaped panel bath with folded shower screen and shower unit fitted over, extractor, shaver light point, additional shaver point, chrome heated towel rail, extensive ceramic tiling, composite floor covering.

### Outside

The rear garden is pleasantly arranged with an extensive paved seating area, areas of lawn, outside lighting and the garden is enclosed by a combination of panel fencing, trellis work and gated access to the rear. There is designated parking for one vehicle and visitor spaces subject to availability.

### Tenure

Freehold

Council Tax Band - C

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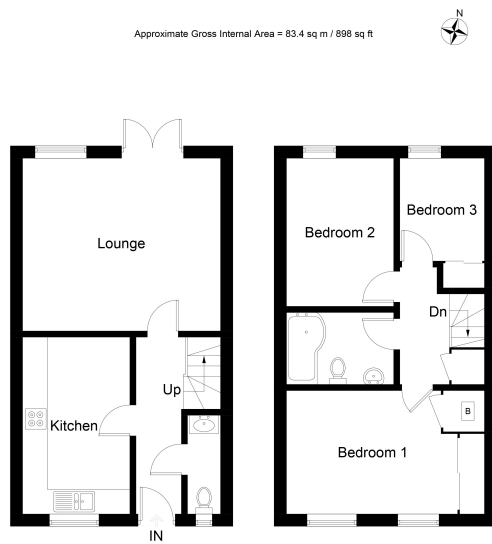
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1035883) Housepro Ltd



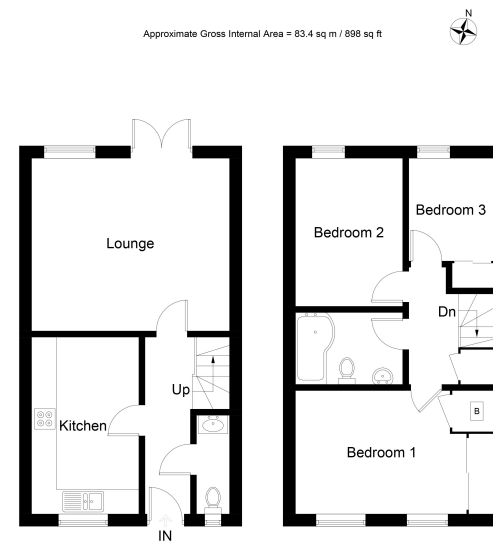
**Huntingdon**  
60 High Street  
Huntingdon  
01480 414800

**Kimbolton**  
24 High Street  
Kimbolton  
01480 860400

**St Neots**  
32 Market Square  
St. Neots  
01480 406400

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15 Thayer St, London  
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