



## 18 Lapwing Way

Soham, Ely, Cambs, CB7 5GE

**Guide Price £315,000**



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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

Terraced townhouse in a quiet cul-de-sac location on this popular development to the north of the town. The property benefits from gas central heating and double glazing, cloakroom, ensuite, 3/4 bedrooms, first floor living room, and allocated parking.

## Entrance Hall

Part double glazed entrance door. radiator. Stairs to first floor. Central heating thermostat. Cupboard housing gas fired boiler serving central heating and hot water.

## WC - 1.85m x 0.84m (6'1" x 2'9")

Double glazed window to the front aspect. Heated towel rail. Low level WC. Wash basin in vanity unit. Tiled splash area. Fusebox. Spotlight.

## Bed 4/Study - 2.84m x 2.01m (9'4" x 6'7")

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

## Kitchen/Diner - 6.05m x 4.04m (19'10" x 13'3")

Range of units at base and wall level with roll top work surfaces over. Stainless steel sink with mixer tap. Tiled splash areas. Space for fridge /freezer. Spaces and plumbing for automatic washing machine and dishwasher. Double oven with 4-ring gas hob over and stainless-steel extractor canopy above. Tiled floor. Understairs storage cupboard. Three ceiling light points. Wooden flooring to dining area. TV Point. Two radiators. Double glazed patio doors and window to the rear garden.

## Landing

Stairs to second floor. Spotlight. Radiator.

## Living Room - 4.04m x 3.96m (13'3" x 13'0" narrows to 9'10")

Double glazed doors to a 'Juliette' balcony to rear aspect. Two radiators. Ceiling light point.

**Bedroom 1** - 4.04m x 2.87m (13'3" x 9'5" widening to 11'3")

Two double glazed windows to the front aspect Two radiators. Range of built-in wardrobes with mirror fronts. TV point. Door to:

**Ensuite** - 2.01m x 1.98m (6'7" x 6'6")

Low level WC. Wash basin in vanity unit with cupboard under. Heated towel rail. Shaver socket. Spotlights. Extractor fan. Corner shower cubicle.

### **Second Floor Landing**

Access to loft space. Spotlight.

**Bedroom 2** - 4.04m x 3.35m (13'3" x 11'0")

Double glazed window to the front aspect. Two radiators. Over stairs airing cupboard with hot water tank and shelving. Ceiling light point.

**Bedroom 3** - 4.04m x 2.64m (13'3" x 8'8")

Two double glazed Velux windows to the rear aspect. Radiator. Sloped ceiling. Ceiling light point.

### **Bathroom**

Panelled bath with mixer tap and shower attachment. Low level WC. Wash basin in vanity unit. Heated towel rail. Shaver socket. Extractor fan. Tiled splash areas. Ceiling light point.

### **Outside**

The enclosed rear garden has a raised timber deck, area of lawn, garden shed, personal gate to rear and outside power points.

The frontage has a canopied entrance and Electric meter cupboard.

### **Property Information.**

Local Council is East Cambridgeshire District Council.

Council Tax Band is C.

Property is Freehold.

All main services are connected.

We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

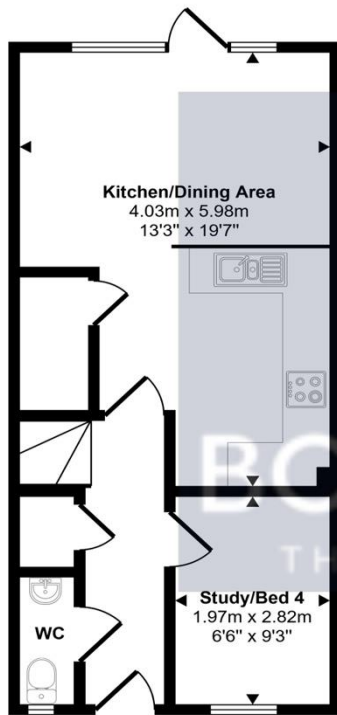
Estimated Broadband Speeds: Standard 7 mbps, Superfast 118 mbps, Ultrafast 1000 mbps.



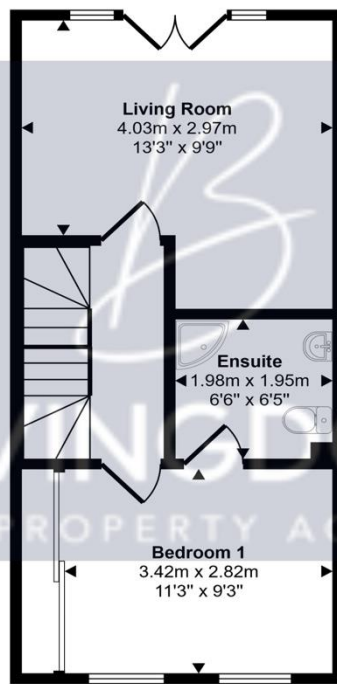


## Floor Plan

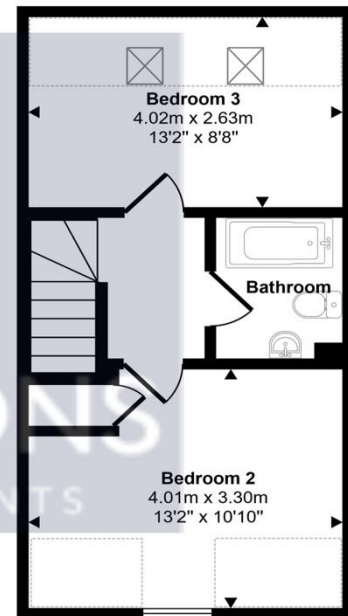
Approx Gross Internal Area  
105 sq m / 1132 sq ft



Ground Floor  
Approx 36 sq m / 389 sq ft



First Floor  
Approx 36 sq m / 390 sq ft



Second Floor  
Approx 33 sq m / 353 sq ft

Denotes head height below 1.5m

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.

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



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 firms' employment has the authority to make or give any representation or warranty in respect of the property.