



Staples Lodge

15a Staples Lane, Soham, Ely, CB7 5AF

Guide Price £635,000



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Guide price £550,000



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

Truly unique detached home, presented in good decorative order and benefitting from gas central heating and double glazing. The family accommodation has a galleried living room,, family room, dining room, refitted kitchen and Utility, WC, 4 bedrooms, ensuite, double garage, carport, garden stores, timber office workshop and plenty of parking. Must be viewed.

Entrance Porch - 2.31m x 0.91m (7'7" x 3'0")

Upvc double glazed entrance door and windows. Ceiling light point. Glazed door to:

Living Room - 6.15m x 4.52m (20'2" x 14'10")

Galleried walkway. Stairs to first floor. Two double glazed windows to the front aspect and double-glazed sliding patio doors to the rear garden. Log burner. Coved ceiling with light point. Two radiators. Dimmer switches.

Family Room - 5.99m x 4.11m (19'8" x 13'6")

Double glazed windows to the front and side aspects. Two radiators. Coved ceiling with light point. Dimmer switch. Steps down to Living Room.

WC - 1.47m x 1.09m (4'10" x 3'7")

Low level WC. Wash basin. Half tiled walls. Radiator. Coved ceiling with light point. Double glazed window to the front aspect.

Dining Room - 4.14m x 2.9m (13'7" x 9'6")

Double glazed windows to the front and side aspects. Radiator. Double glazed door to the front aspect. Coved ceiling with light point.

Kitchen/Breakfast Room - 5.21m x 2.84m (17'1" x 9'4")

Refitted with an extensive range of units at both base and wall level with quartz work surfaces over. Double glazed windows to the side and rear aspects. One and a half bowl sink with mixer tap. Integrated dishwasher. Two integrated AEG ovens with AEG hob and AEG extractor above. Integrated full height fridge. Integrated full height freezer. Pull out larder drawer. Built in bin cupboard. Breakfast bar with cupboards under. Radiator. Door to:

Utility Room - 2.84m x 2.39m (9'4" x 7'10")

Matching units with work surfaces and a single bowl sink with mixer tap. Spaces and plumbing for automatic washing machine and tumble dryer. Radiator. Double glazed window to the side aspect and double-glazed door to the rear garden. Coved ceiling with spotlights. Shelves storage cupboard with fuse box. Wall mounted Baxi gas fired boiler serving central heating and hot water.

Landing

Split level. Radiator. Two double glazed Velux style windows to the rear aspect. Two ceiling light points

Bedroom 1 - 5.36m x 4.88m (17'7" x 16'0")

Two double glazed Velux style windows to the front aspect. Radiator. Ceiling light point. Range of built-in wardrobes to one wall with hanging rails shelving and one with radiator. Further wardrobe to opposite wall. Door to:

Ensuite - 2.9m x 1.14m (9'6" x 3'9")

Double shower cubicle. Pedestal wash basin. Low level WC. Half tiled walls. Radiator. Double glazed Velux style window to the rear aspect. Extractor. Spotlights.

Bedroom 2 - 5.84m x 4.11m (19'2" x 13'6")

Double glazed window to the front aspect and double -glazed Velux style window to the rear aspect. Radiator. Ceiling light point.





Bedroom 3 - 4.47m x 4.32m (14'8" x 14'2")
Double glazed Velux style window to the front aspect. Radiator. Ceiling light point.

Bedroom 4
Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.82m x 2.06m (9'3" x 6'9")
Tiled shower cubicle. Half tiled walls. Tile panelled bath with mixer tap and shower attachment. Low level WC. Wall hung wash basin with drawers under. Double glazed Velux style window to the rear aspect. Tiled floor. Access to loft space. Extractor. Spotlights.

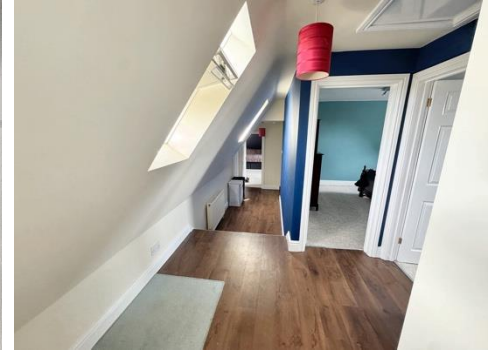
Outside

The property is approached through private electric gates and has a long block paved driveway leading to a large parking/turning area providing parking for several vehicles. There is a large covered carport with lighting attaching the house to a large double garage (measuring approximately 24'4" x 17'5") which has light, power and water supplied & two windows to the side aspect.

Adjacent the garage is a large insulated timber office, (measuring approximately 19'2" x 11'10") with vaulted ceiling, power and light and double-glazed windows to the front and side aspects.

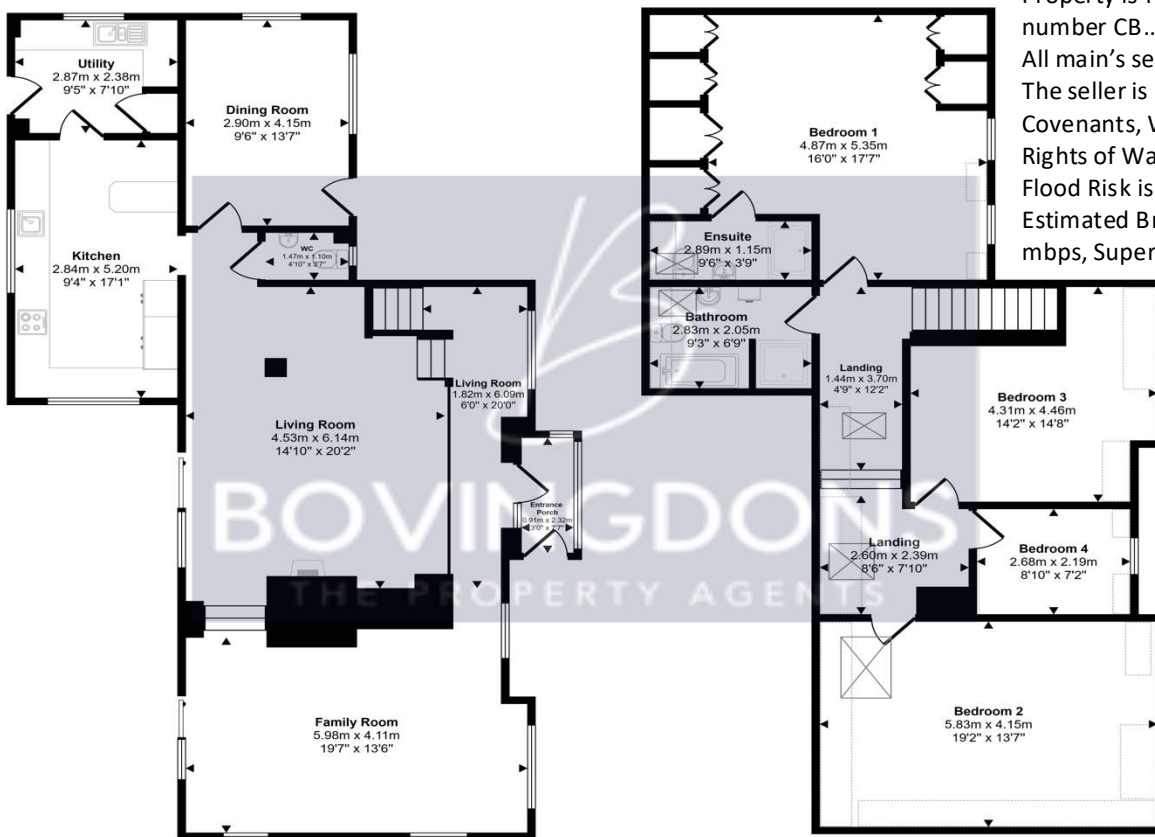
To the side of the house is another timber storage shed with power and light (measuring approximately 13'9" x 7'9"). A gate leads into the rear garden.

The rear garden, which is not-overlooked, has a small shed circa 7' x 5' and is laid mainly to lawn with timber fencing to the boundaries. A large raised patio sits adjacent the family room.



Floor Plan

Approx Gross Internal Area
207 sq m / 2229 sq ft



Property Information.

Local Council is East Cambridgeshire District Council - Council tax band is ?
Property is Freehold , registered with title number CB...

All main's services are connected.

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

Flood Risk is very low.

Estimated Broadband speeds are Standard mbps, Superfast mbps & Ultrafast mbps

Energy Efficiency Graph

AWAITING
EPC

Viewing

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

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