

13 The Paddock, Somersham, PE28 3JU

THOMAS MORRIS







Guide Price: £375,000

Freehold

The Paddock, Somersham, PE28 3JU

- Link Detached Family Home
- Four Bedrooms
- Cloakroom/WC and Utility Room
- En-Suite Shower Room
- Kitchen/Dining Room
- Enclosed Side and Rear Gardens
- Single Garage and Parking
- Cul-De-Sac Position
- Freehold
- Energy Rating: TBC

A beautiful four-bedroom link-detached home occupying a cul-de-sac position within this well- served village. Only a short walk to the village amenities and the nature reserve which offers lovely walks.

The property has been thoughtfully extended, well-presented throughout and comprises - entrance hall, cloakroom/WC, living room with wood-burning stove, kitchen/dining room with space for appliances and a Range cooker, opening to a conservatory and a separate utility room.
Upstairs offers four bedrooms with an en-suite shower room to the principal bedroom and wardrobes and a family bathroom.

Further benefits include an enclosed wrap-around garden, single garage with power and light connected and off-road parking to the front.

Huntingdonshire District Council Tax Banding D.
These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room *19'2" x 13'6" (5.84m x 4.11m)*.

Kitchen/Dining Room *15'3" x 10'8" (4.65m x 3.25m)*.

Utility Room *6'11" x 5'11" (2.1m x 1.8m)*.

Conservatory *10'3" x 8'5" (3.12m x 2.57m)*.

Landing

Bedroom One *15'3" x 12'3" (4.65m x 3.73m)*.

En-Suite Shower Room

Bedroom Two *12'5" x 8'6" (3.78m x 2.6m)*.

Bedroom Three *11'3" x 7'2" (3.43m x 2.18m)*.

Bedroom Four *9'7" x 7' (2.92m x 2.13m)*.

Family Bathroom

Single Garage *16'3" x 8' (4.95m x 2.44m)*.







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Thomas Morris
24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
enquiries.stives@thomasmorris.co.uk

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thomasmorris.co.uk

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