



2 Locksgate, Somersham, PE28 3HZ





# Offers Over: £340,000

## Freehold

Locksgate, Somersham, PE28 3HZ

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- Detached Family Home
  - Three Bedrooms
  - Recently Renovated Throughout
  - Open Plan Living
  - Kitchen/Dining Area
  - Enclosed Rear Garden
  - Cul-De-Sac Position
  - Walking Distance to Amenities
  - Freehold
  - Energy Rating: C/70
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Discover serenity in this charming three-bedroom detached family home, nestled in a tranquil cul-de-sac within a highly coveted village. Just a leisurely stroll away from local conveniences, the village school, and bus stops, convenience meets comfort at your doorstep.

Step inside this inviting entrance hall, leading seamlessly into a spacious living area, perfect for cosy gatherings and relaxation, flowing effortlessly into the modern kitchen/diner.

Upstairs, three well-appointed bedrooms await, accompanied by a recently refitted family bathroom, offering contemporary comfort and style.

Outside, a private enclosed rear garden awaits, providing a peaceful retreat for outdoor enjoyment. Additional highlights include a converted store, previously a garage, offering versatile space, a garden room or reception area, as well as ample off-road parking for added convenience.

Huntingdonshire District Council.  
Council Tax Banding C.

These details are subject approval.

# Accommodation

Entrance

Living Area

Kitchen

Dining Area

Landing

Bedroom 1: 13'6" x 8'8" (4.13m x 2.6m)

Bedroom 2: 9'7" x 8'6" (2.94 x 2.61m)

Bedroom 3: 10'8" x 6'2" (3.27 x 1.9m)

Bathroom: 6'10" x 6'2" (2.11 x 1.89m)

Store

Garden Room/Reception Room





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 £60 including 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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