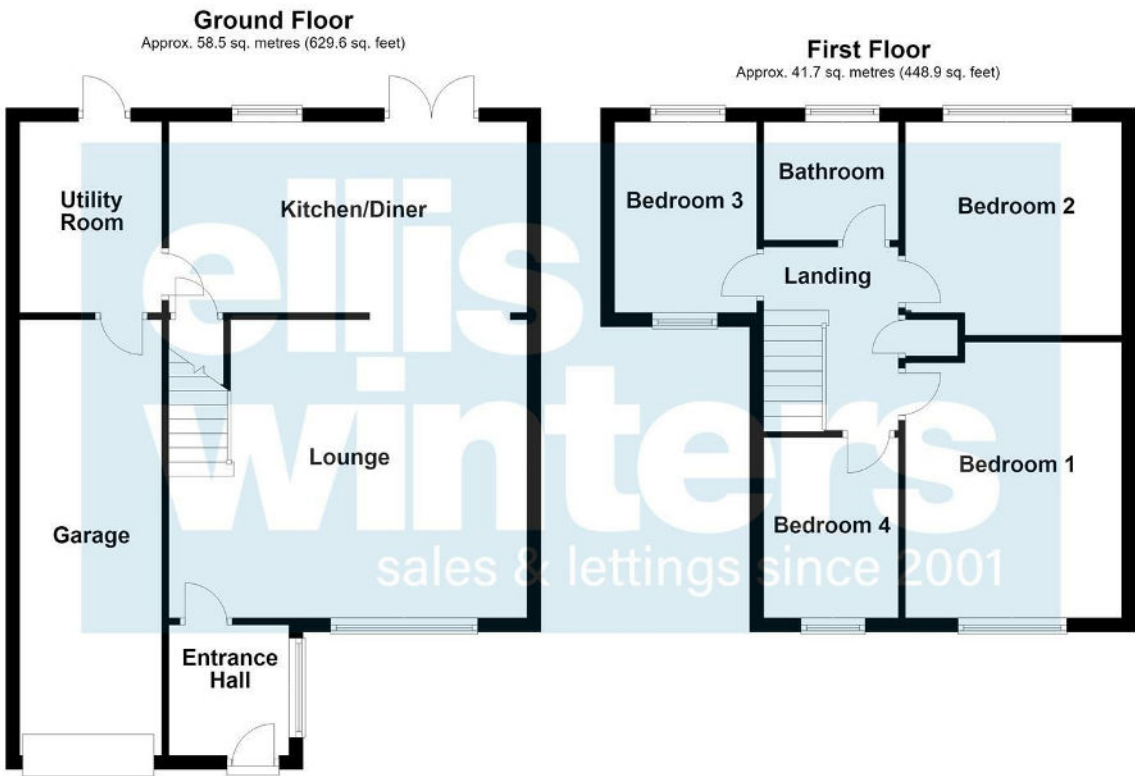




Total area: approx. 100.2 sq. metres (1078.5 sq. feet)

- Ground Floor
- Entrance Hall
- Lounge  
5.10m (16'9") max x 4.25m (13'11")
- Modern Kitchen/Dining Room  
5.09m (16'8") x 2.72m (8'11")
- Utility Room  
2.73m (8'11") x 2.02m (6'8")
- First Floor
- Landing
- Bedroom 1  
3.93m (12'11") max x 3.09m (10'2")
- Bedroom 2  
3.08m (10'1") x 3.06m (10') max
- Bedroom 3  
2.72m (8'11") x 2.01m (6'7")
- Bedroom 4  
2.57m (8'5") x 1.92m (6'4")
- Modern Bathroom
- Outside
- To the front of the property is an open-plan garden that is laid to lawn, there is a driveway that leads to a single garage. The garage has an electric door, with power and light connected.
- To the rear of the property is an

enclosed garden that is laid mainly to lawn, with a paved patio seating area.

Further Information  
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.  
The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.  
Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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Loftsteads

Somersham, , PE28 3HX

PROPERTY SUMMARY

An extended, semi-detached family home situated in a cul-de-sac location, within a popular and well-served village. This superb home features a modern kitchen/dining room, a generous lounge, a utility room, four bedrooms, a modern bathroom, an enclosed rear garden, a driveway, and a single garage with an electric door. Further benefits to the home is close proximity to amenities, schools, and the nature reserve.

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