

## Directions

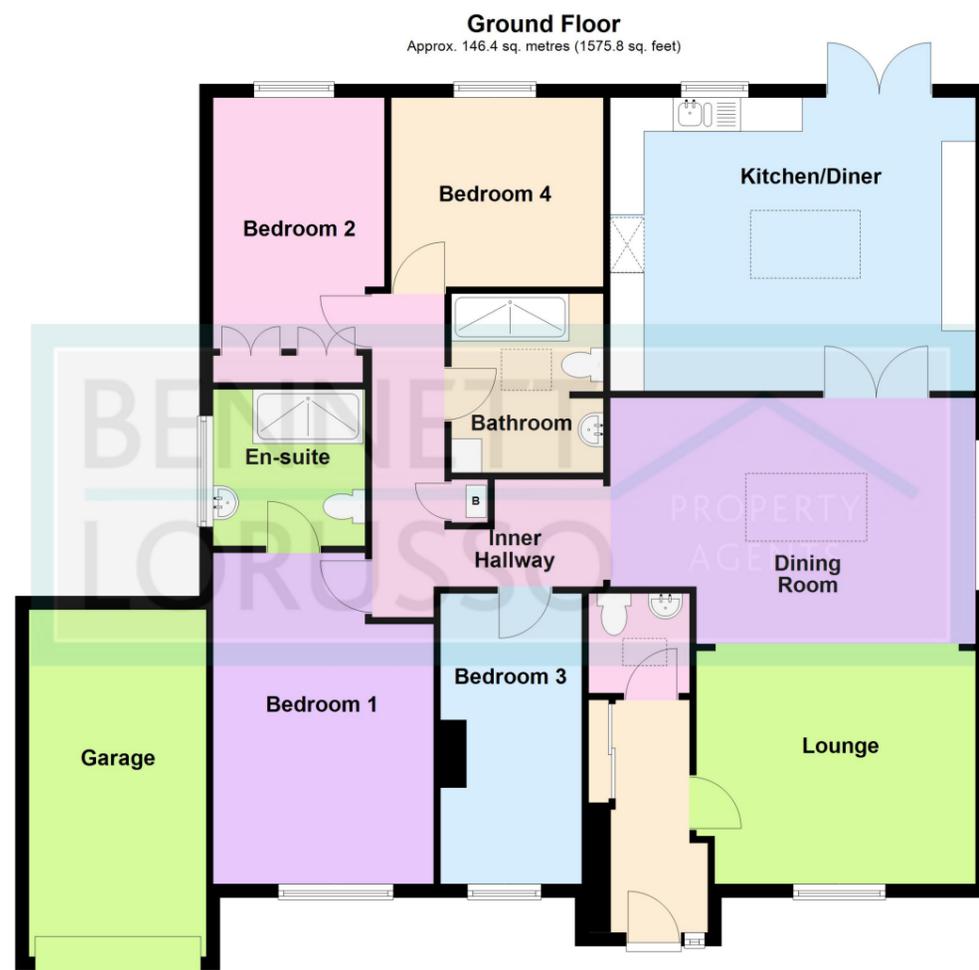
PE19 2UH.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



9 Caldecote Road, Eynesbury, St Neots, Cambridgeshire. PE19 2UH.

**£500,000**

A vastly extended four bedroom detached bungalow with two bathrooms plus a cloakroom and situated in a popular residential location with no onward chain. The spacious, well designed accommodation includes a living room to the front with wood flooring opening on to an ample dining room and a sizable kitchen/breakfast room with loads of storage. Outside, the gated frontage provides off road parking alongside a single garage and a manageable East facing rear garden. Internal viewing is recommended to fully appreciate the space on offer.



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# Ground Floor

**Entrance Hall** UPVC double glazed entrance door, radiator, wood flooring, double cloaks cupboard.

**Cloakroom** With a two piece white suite, splashback tiling, radiator, wood flooring, extractor fan and a roof window.

**Living Room** 3.86m x 3.44m (12' 8" x 11' 3") Double glazed window to the front, double radiator, TV connections including satellite point, wood flooring, wall lighting, open to:

**Dining Room** 5.40m x 3.65m (17' 9" x 12' 0") Double glazed window to the side, wood flooring, roof window, wall lighting, opening on to the inner hall and glazed double doors to:

**Kitchen/Breakfast Room** 5.40m x 4.34m (17' 9" x 14' 3") Fitted with a good range of wood style base and wall units with solid wood work surfaces, stainless steel sink and mixer tap, plumbing for washing machine and dishwasher, range style dual fuel cooker with a seven burner gas hob and three electric ovens plus an extractor hood over, roof window, radiator, tiled floor, double glazed window and French style doors to the rear garden.

**Inner Hall** Two radiators, cupboard housing the gas fired combination boiler, access to the loft space.

**Bedroom One** 5.08m x 3.28m (16' 8" x 10' 9") Double glazed window to the front, radiator, wardrobes, wall lighting, door to:

**En-suite Wet Room** Modern fitted comprising mixer shower, vanity wash hand basin and close coupled WC, waterproof wall boarding and non-slip flooring, radiator and heated towel rail, double glazed window, extractor fan.

**Bedroom Two** 4.22m x 2.54m (13' 10" x 8' 4") Radiator, double glazed window to rear.

**Bedroom Three** 4.33m x 2.28m (14' 2" x 7' 6") Double built-in wardrobe with sliding doors, double glazed window to rear, radiator.

**Bedroom Four** 3.14m x 2.79m (10' 4" x 9' 2") Double glazed window to front, radiator.

**Bathroom** Three piece white suite incorporating a large shower enclosure with sliding door, dual head mixer shower and waterproof boarding, vanity wash hand basin and WC, towel radiator, ceramic tiled floor, built-in cupboard, extractor fan, roof window.

## Exterior

**Frontage** Double metal gates, driveway parking for two/three cars, laid to lawn with plant and shrub borders, tap and light.

**Garage** 5.12m x 2.62m (16' 10" x 8' 7") With up and over door, power and lighting, plumbed in water softener.

**Rear Garden** Fully enclosed by timber fencing and laid mainly to lawn, summer house with power and lighting, patio, exterior power points, light and tap, side gate.

**Notes** Freehold.  
Council tax band D - £2467.72 pa.  
No chain.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	