

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-55)
E (39-54)	C (61-70)
F (21-30)	B (81-91)
G (1-20)	A (92-100)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area
 Ground Floor = 72.3 sq m / 778 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 131.0 sq m / 1410 sq ft



11 Burnt Close, Eynesbury, St Neots, Cambridgeshire PE19 2LZ Offers in Excess of £400,000



- Rarely available detached family home in this sought after cul-de-sac
- Extended to the ground floor
- Recently installed gas fired boiler
- attached SINGLE GARAGE with block paved driveway for numerous vehicles
- Three DOUBLE bedrooms
- 21ft Lounge and separate Study/Family Room
- Fully enclosed rear garden
- NO CHAIN



Accommodation

PVCu door to:

Inner Porch

tiled floor, glazed door to:

Entrance Hallway

dogleg staircase rising to First Floor Landing with storage cupboard under, radiator, windows to the front & side, cloaks hanging cupboard

Cloakroom

two piece white suite to comprise low level W.C and wash hand basin, frosted window to the side

Kitchen

3.16m x 2.95m (10' 4" x 9' 8") modern wall mounted and base level storage cupboard units with complimentary drawer unit and fitted worksurfaces, inset sink and drainer, integrated fan assisted double oven and 4 burner gas hob, plumbing for automatic washing machine, under-counter space for dish washer and tumble dryer, space for upright fridge/freezer, part glazed door to the Garden, window to the rear

Dining Room

3.79m x 2.98m (12' 5" x 9' 9") radiator, two windows to the side

Lounge

6.64m x 3.61m (21' 9" x 11' 10") radiator, TV/telecom points, picture window to the front, doors to:

Study

3.47m x 2.94m (11' 5" x 9' 8") radiator, sliding doors to the Garden

First Floor Landing

access to the insulated loft space (with ladder housing gas fired boiler), window to the front

Bedroom One

3.57m x 3.18m (11' 9" x 10' 5") radiator, window to the rear

Bedroom Two

3.58m x 2.79m (11' 9" x 9' 2") radiator, shelved airing cupboard housing hot water cylinder, window to the front

Bedroom Three

3.09m x 2.27m (10' 2" x 7' 5") radiator, window to the rear

Shower Room

fully tiled double width shower enclosure, low level W.C and wash hand basin, radiator, frosted window to the side

Outside

fully enclosed rear garden laid mainly to shingle with patio area, beautifully planted flower beds, large garden shed (with power & light), personal door to the Garage, gated access alongside the property and leading to the block paved driveway providing parking for numerous vehicles

Garage

5.05m x 2.51m (16' 7" x 8' 3") with power operated roller door, personal door to the Garden

Agents Notes

This is a FREEHOLD property. If you require any additional information or would like to arrange a viewing, please call our St Neots office on 01480 406 400.

We are obliged to inform you that the seller of this property is an employee of Peter Lane & Partners.

