

Directions

PE19 8LB.

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.

Ground Floor



First Floor



Total area: approx. 80.0 sq. metres (861.5 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them. Plan produced using PlanUp.



6 Otter Way, Eaton Socon, St Neots, Cambridgeshire. PE19 8LB.

£375,000

A very smartly presented and extended three bedroomed detached home with adjacent garage and a private, Southwest facing rear garden. The bright and spacious accommodation includes a cloakroom, living room and dining area, a 15ft (4.5m) fitted kitchen with access to the garden and a well appointed bathroom with a shower bath and electric shower. Outside, there is driveway parking and the gardens are neatly set out for low maintenance. Situated in a good residential location and central to amenities, we strongly advise early viewing.



Ground Floor

Entrance Hall Composite double glazed entrance door, stairs to first floor, radiator, door to lounge.

Cloakroom Two piece suite comprising vanity wash hand basin and low level WC, tiled splashback, double glazed window, radiator, laminate wood effect flooring.

Lounge 16' 0" x 12' 5" (4.98m x 3.78m) Satellite TV and broadband points, under stairs recess with light, laminate wood effect flooring, radiator, double glazed window to front, opening on to:

Dining Room 10' 5" x 7' 9" (3.18m x 2.36m) Laminated wood effect flooring, radiator, double glazed window to rear, door to:

Kitchen 17' 3" x 7' 7" (5.25m x 2.30m) Fitted with an extensive range of Maple style wall and base units, stainless steel gas hob with electric oven and extractor hood over, integrated washing machine and dishwasher, stainless steel bowl and 1/4 sink with mixer tap, splashback tiling, fridge/freezer recess, built in larder cupboard, radiator, soft close fittings and cupboard under lighting, concealed gas fired boiler, double glazed window and door to the rear garden.

First Floor

Landing Airing cupboard, double glazed window to the side, access to the part boarded loft space.

Bedroom One 12' 2" x 9' 4" (3.70m x 2.84m) Quality range of fitted wardrobes, cupboards, drawers and dressing table. Radiator, double glazed window to front.

Bedroom Two 10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window to rear, radiator.

Bedroom Three 13' 6" x 6' 1" (4.11m x 1.85m) Double glazed windows to front and side, radiator.

Bathroom Three piece suite comprising low level WC, vanity wash hand basin and a modern shower bath with electric shower and screen over, splash back tiling, double glazed window to rear, vinyl flooring, towel radiator, recessed lighting to ceiling.

Outside

Front Garden Driveway leading to garage, open plan with stone chips and inset planting.

Garage Single garage attached, up and over door, power and light, part boarded roof space, door to rear garden.

Rear Garden South facing, private and enclosed by timber fencing, mainly laid to lawn, well stocked flower and shrub borders, paved patio, side access, tap and light.

Notes FREEHOLD.

Council tax band is C - £2096.39pa.
An extended home of traditional brick and tile construction.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	