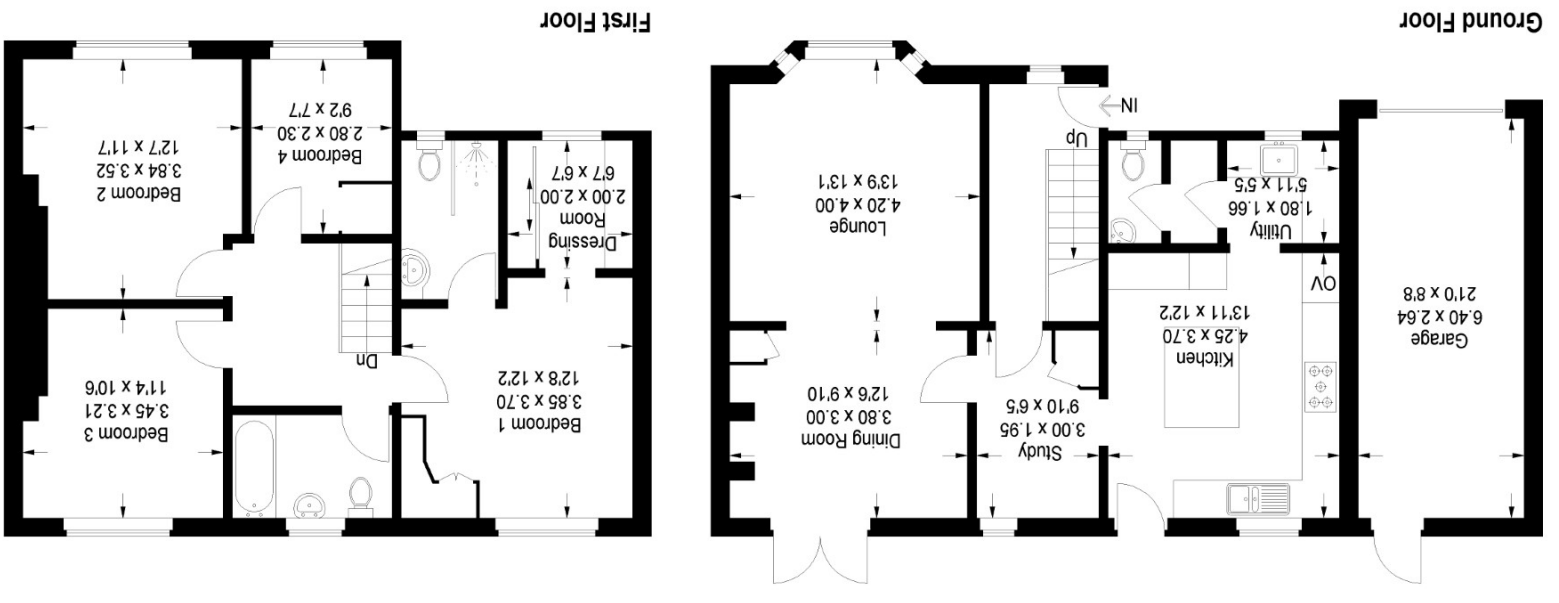


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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. (ID1058369)  
Housepik Ltd



**Staploe, St. Neots, PE19 5JA**  
 Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 149.6 sq m / 1610 sq ft





## 18 Staploe, St Neots, Bedfordshire PE19 5JA

£475,000

- An EXCEPTIONAL family home thoughtfully EXTENDED and REMODELLED to provide modern & contemporary living accommodation
- Three reception rooms
- 21ft oversized Garage
- Viewing essential

- Four bedrooms, master with dressing room and stylish en-suite shower
- Bespoke kitchen with integrated appliances
- Farmland views to the front and rear of the property



### Accommodation

PVCu door with storm canopy over to:

### Hallway

stairs leading to First Floor Landing, column radiator

### Kitchen/Breakfast Room

4.25m x 3.70m (13' 11" x 12' 2") 4.35m x 2.70m (14' 3" x 8' 10") to comprise an array of fitted storage cupboard units with fitted solid worksurfaces, inset sink and drainer unit, integrated fan assisted double oven, induction hob with contemporary extractor over, dishwasher and built-in coffee maker, space for upright fridge/freezer, column radiator, recessed ceiling lighting, window overlooking the Garden, door to the outside

### Utility Room

1.80m x 1.66m (5' 11" x 5' 5") floor and wall mounted storage cupboard units, plumbing for automatic washing machine & space for tumble/dryer, fitted solid worksurface with inset sink unit, window to the front aspect, door to:

### Cloakroom

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

### Study

3.00m x 1.95m (9' 10" x 6' 5") window to the rear aspect

### Dining Room

3.8m x 3.00m (12' 6" x 9' 10") column radiator, storage recess, double doors opening to the Garden, through to:

### Lounge

4.2m x 4.00m (13' 9" x 13' 1") column radiator, bay window to the front aspect

### First Floor Landing

access to the loft space

### Bedroom One

3.85m x 3.70m (12' 8" x 12' 2") fitted wardrobes, radiator, window to the rear aspect

### Dressing Room

2.00m x 2.00m (6' 7" x 6' 7") with fitted wardrobes and dressing table, radiator, window to the front aspect

### En-Suite Shower Room

a beautifully appointed room to comprise oversized walk in shower enclosure, vanity wash hand basin and low level W.C., splashback wall tiling, heated towel radiator, additional drawer storage unit, frosted window to the front aspect

### Bedroom Two

3.84m x 3.52m (12' 7" x 11' 7") radiator, window to the front aspect

### Bedroom Three

3.45m x 3.21m (11' 4" x 10' 6") radiator, window to the rear aspect

### Bedroom Four

2.8m x 2.3m (9' 2" x 7' 7") radiator, window to the front aspect

### Family Bathroom

three piece white suite to comprise panel bath, wash hand basin and low level W.C., walls tiled to full height, frosted window to the rear aspect

### Outside

a generous, established and southerly facing rear garden mainly laid to lawn with extensive paved entertainment area, open views to the rear across farmland, concealed oil tank and garden shed

front garden laid to lawn with brick paved driveway providing off street parking for numerous vehicles, gated access to the side leading to the rear of the property

### Garage

6.40m x 2.64m (21' 0" x 8' 8") an OVERSIZED single garage with up and over door, power and light connected, personal door to the Garden

### Agents Note

this is a FREEHOLD property. If you require any further information or wish to arrange a viewing appointment, please call our St Neots office on 01480 406400

