

## Directions

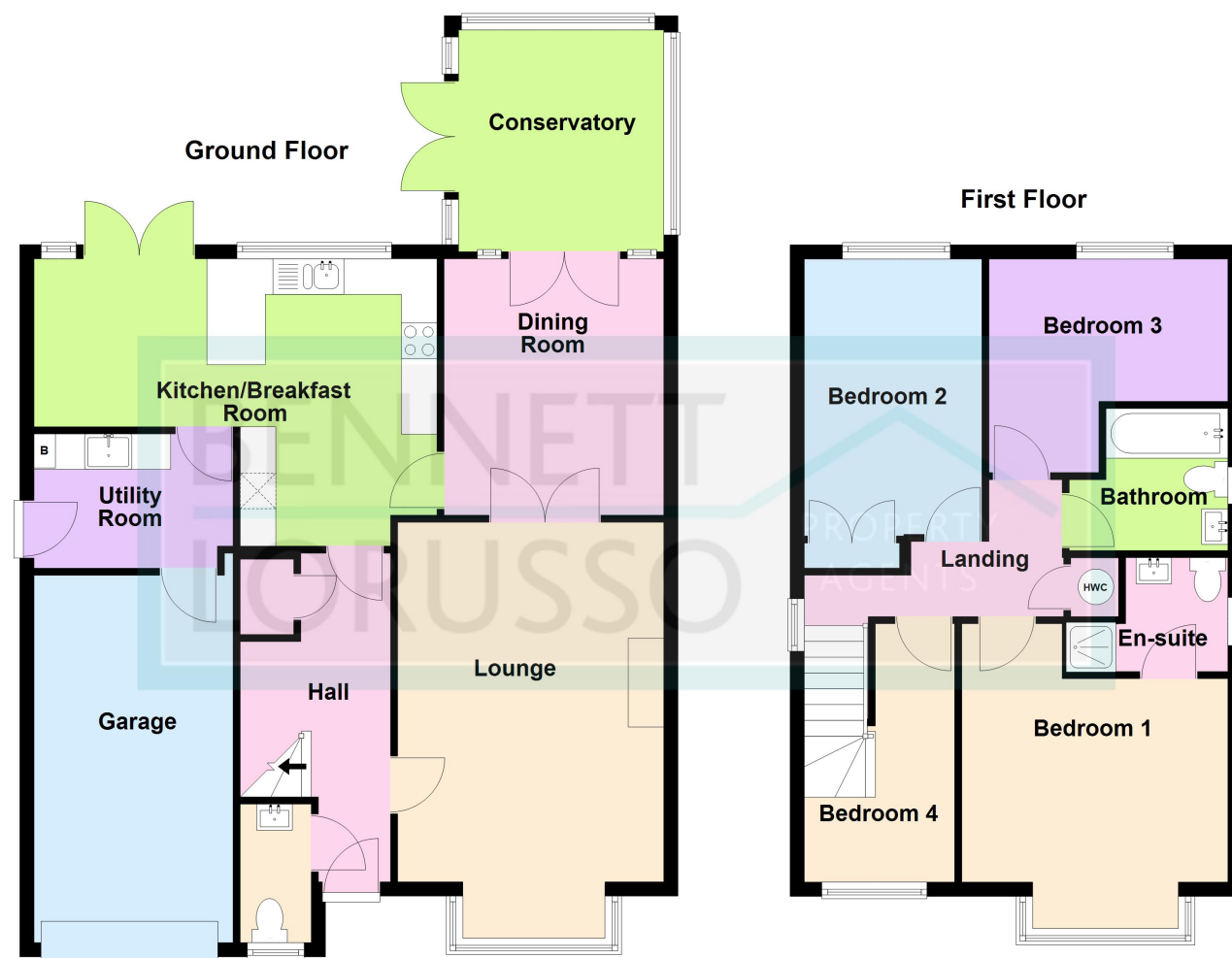
PE19 1LS.

## 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.



Total area: approx. 144.1 sq. metres (1551.2 sq. feet)

Tel: 01480 211777  
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**BENNETT  
LORUSSO** PROPERTY  
AGENTS



11 Topham Court, St Neots, Cambridgeshire. PE19 1LS.

**OIEO £475,000**

An attractive four bedroomed detached family home with spacious, well planned accommodation and situated overlooking a pleasant green space on this sough after development. Features include a living room and main bedroom with box bay windows to the front aspect, a bright and generously sized kitchen/diner to the rear, a useful utility room and cloakroom, a quality double glazed conservatory and an en-suite shower room. Outside, there is driveway parking for two-three cars, a single garage with electronic door and a landscaped, Southwest facing rear garden. Ideally located for schools, parkland and the mainline station, we strongly recommend early viewing!



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# Ground Floor

**Entrance Hall** Composite double glazed entrance door, radiator, stairs to the first floor, large under stair cupboard, door to:

**Cloakroom** Two piece white suite incorporating wash hand basin and WC, radiator, fully tiled walls, double glazed window.

**Living Room** 5.11m x 3.73m min (16' 9" x 12' 3") Double glazed box bay window to the front, double radiator, satellite TV point, feature fireplace with electric fire, wall lighting, glazed double doors to:

**Dining/Day Room** 3.59m x 3.08m (11' 9" x 10' 1") Wall light points, radiator, double glazed French style doors to:

**Conservatory** 3.15m x 2.85m (10' 4" x 9' 4") Part brick and UPVC double glazed with a Victorian style roof, fitted blinds, radiator, vinyl flooring, power and lighting, double doors to the rear garden.

**Kitchen/Diner** 5.62m x 4.0m max narrowing to 2.35m (18' 5" x 13' 1") Fully fitted with a good range of white fronted base and wall units, ceramic hob with extractor hood over. split level double oven, splashback tiling, fridge/freezer space, double glazed window to the rear, peninsular unit dividing the:  
Dining Area  
Radiator, double glazed French style doors to the rear garden and door to:

**Utility Room** 02.86m x 1.88m (9' 5" x 6' 2") Inset stainless steel sink and mixer tap, fitted units, plumbing for washing machine, wall mounted gas fired boiler, radiator, UPVC double glazed door to the side and a further door to the garage.

# First Floor

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

**Bedroom One** 4.57m x 3.63m max (15' 0" x 11' 11") Double glazed box bay window to the front, a range of fitted wardrobes, bedside lighting, door to:

**En-suite Shower Room** Three piece white suite comprising a fully tiled shower enclosure, pedestal wash hand basin and low level WC, fully tiled walls, radiator, extractor fan, wall light, double glazed window.

**Bedroom Two** 3.40m x 2.80m (11' 2" x 9' 2") Double glazed window to rear, radiator, double built-in wardrobe.

**Bedroom Three** 3.17m x 3.11m max (10' 5" x 10' 2") Double glazed window to rear, radiator.

**Bedroom Four** 3.59m x 2.29m max (11' 9" x 7' 6") Double glazed window to front, radiator.

**Main Bathroom** Three piece suite including a panelled bath with 'Mira' shower and screen over, double glazed window, fully tiled walls, extractor fan, radiator.

# Exterior

**Front** With paved parking for at least two cars.

**Rear Garden** Southwest facing. Fully enclosed by timber fencing and laid mainly to slate chips, well stocked plant and shrub borders, extensive patios, timber shed, electrically operated awning, exterior light, tap, side gate.

**Garage** 5.14m x 2.80m (16' 10" x 9' 2") With electric rollover door, power and lighting, roof storage and personal door.

**Notes** FREEHOLD.  
Council tax band E - £3016.10 pa.

