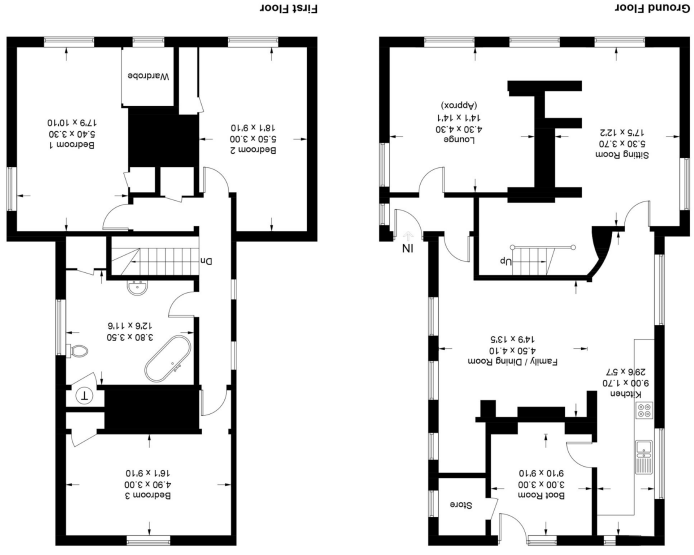




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D789955)  
Houspik Ltd



Approximate Gross Internal Area = 195.6 sq m / 2105 sq ft  
Brook Street, St. Neots, PE19 2BO



- A fine example of a GRADE II LISTED PERIOD PROPERTY THOUGHT TO DATE BACK TO 16TH CENTURY situated in a stunning position just off the town centre.
- Versatile two storey accommodation with a variety of reception rooms and THREE DOUBLE BEDROOMS.
- NO FORWARD CHAIN.

- A wealth of exposed beams and original character features.
- Garden and gated off road parking.
- 2180 sqft.

**Ground Floor**

Storm porch with door to

**Entrance Hall**

window to the side aspect

**Lounge**

4.30m x 4.30m (14' 1" x 14' 1") windows to the front and side aspect, radiator, large Inglenook fireplace, exposed beams, wall light points

**Family Room & Dining Room**

4.50m x 4.10m (14' 9" x 13' 5") window to the side aspect, parquet wood block flooring, Inglenook fireplace, exposed beams, radiator, TV point

**Study Nook**

2.30m x 1.24m (7' 7" x 4' 1") window to the side aspect

**Sitting Room**

5.30m x 3.70m (17' 5" x 12' 2") windows to the front and side aspect

**Kitchen**

9.00m x 1.70m (29' 6" x 5' 7") base and eye level cupboards, drawer units, work surfaces, ceramic one and a half bowl sink unit, integrated dishwasher, integrated fridge, electric cooker point, extractor, windows to the side and rear aspect, radiator

**Boot Room**

3.00m x 3.00m (9' 10" x 9' 10") plumbing for washing machine, built in cupboard, door to the rear garden, door to STORAGE ROOM (7' x 5')

**Store**

window to the side aspect

**First Floor**

**Landing**

windows to the side aspect, radiator, built in wardrobe

**Bedroom One**

5.40m x 3.30m (17' 9" x 10' 10") window to the front aspect, vaulted ceiling, radiators

**Bedroom Two**

5.50m x 3.00m (18' 1" x 9' 10") windows to the front and side aspect, vaulted ceiling, exposed beams, radiators

**Wardrobe**

2.22m x 1.63m (7' 3" x 5' 4") window to the front aspect

**Bedroom Three**

4.90m x 3.00m (16' 1" x 9' 10") window to the rear aspect, vaulted ceiling, exposed beams, built in wardrobe, radiator

**Bathroom**

3.80m x 3.50m (12' 6" x 11' 6") window to the side aspect, roll top bath, W.C, pedestal wash basin, radiator, airing cupboard, built in cupboard, wall light points

**Garden**

gated pedestrian access allows access to the side garden leading to the front door. The walled garden extends to the South facing rear of the property and is laid mainly to lawn with flower and shrub borders and a timber garden shed. There are double gates leading to block paved off road parking for two vehicles and the remaining walled garden laid to lawn.

