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## 14 George Place, St Neots, Cambridgeshire PE19 2QG

£340,000

- GROUND FLOOR KITCHEN FAMILY ROOM EXTENSION.
- REFITTED BATHROOM.
- GAS FIRED RADIATOR CENTRAL HEATING.
- ENCLOSED GARDEN WITH WESTERLY ASPECT.
- VERY WELL MAINTAINED & PRESENTED.
- REFITTED KITCHEN.
- PVCu DOUBLE GLAZING THROUGHOUT.
- KARNDAN FLOORING TO GROUND FLOOR.
- GARAGE & DRIVEWAY.

### Introduction

A very well presented and EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE offered for sale within this popular residential location.

Extended at the rear on the ground floor to create a GENEROUS OPEN PLAN KITCHEN, DINING AND FAMILY ROOM while retaining the separate Lounge at the front of the house.

The Kitchen and Bathroom have been updated and there is Karndean flooring throughout the ground floor.

Outside there is a tidy enclosed garden with a patio seating area benefitting from a Westerly aspect. The Garage is longer than a regular single garage, has power and light connected.

Within walking distance to Schools, Supermarket and Leisure Centre.

### Ground Floor

#### Accommodation

Door with frosted side light window to

#### Entrance Hall

stairs to the First Floor Landing, Karndean flooring, under stairs storage cupboards, radiator

#### Lounge

bay window to the front aspect, Karndean flooring, TV point, radiator

#### Kitchen Dining & Family Room

base and eye level cupboards, drawer units, work surfaces with ceramic one and a half bowl sink unit, plumbing for washing machine and dishwasher, space for American style fridge freezer, electric cooker point, spot lighting to ceiling, window to the rear aspect, glazed stable style door to the side, French doors to the rear garden, Karndean flooring

### First Floor

#### First Floor Landing

window to the side aspect, loft access (loft is part boarded and has retractable ladder), airing cupboard with gas fired combi boiler

#### Bedroom One

window to the front aspect, radiator

#### Bedroom Two

window to the rear aspect, radiator

#### Bedroom Three

window to the front aspect, radiator

#### Bathroom

fully tiled and comprising bath with rain shower and hand held shower attachment, pedestal wash basin, W.C, towel radiator

#### Outside

#### Garden

fully enclosed rear garden, laid mainly to lawn with a West facing patio/seating area, gated pedestrian access to the front and personal door to the Garage

#### Garage

a single Garage with up and over door, power & light connected

#### Agents Note

this property has "Rent a Roof" Solar Panels providing the owner with solar generated electricity

