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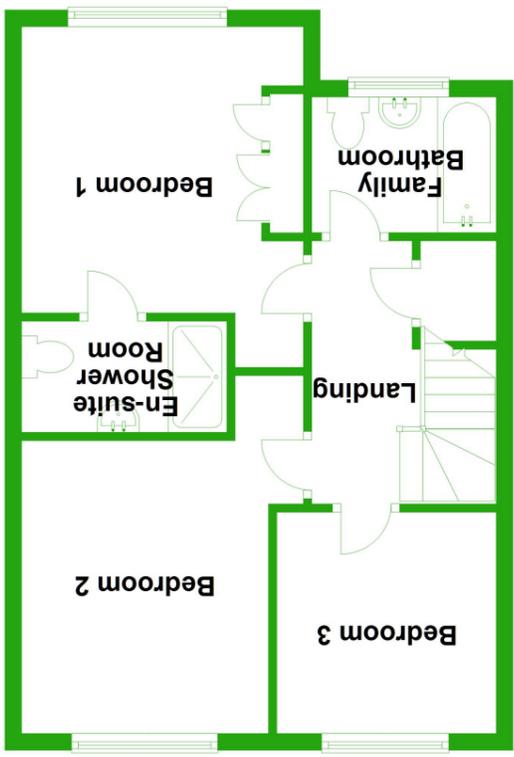


Huntingdon St Neots 60 High Street St Neots 32 Market Square St Neots 24 High Street Kimbolton
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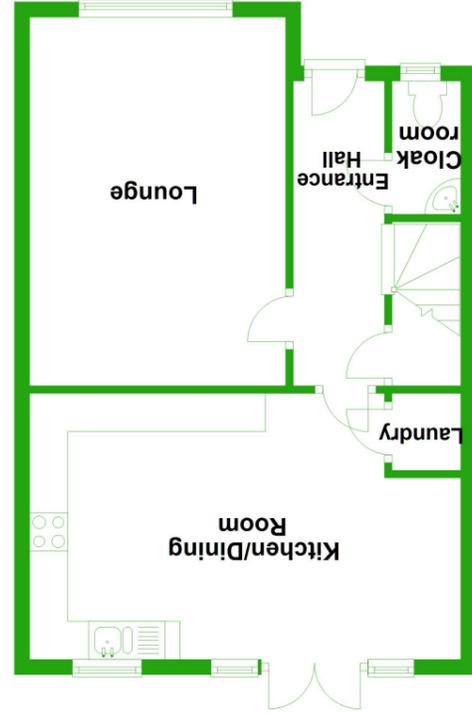
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Energy Rating	Energy Efficiency Rating
A	95
B	84
C	74
D	64
E	54
F	44
G	34

Total area: approx. 91.3 sq. metres (982.8 sq. feet)



First Floor
 Approx. 45.5 sq. metres (489.8 sq. feet)



Ground Floor
 Approx. 45.8 sq. metres (493.0 sq. feet)



- Constructed By Redrow Homes
- Stylish Kitchen/Dining Room
- Contemporary Bathrooms
- Detached Garage And Drive Way

- Semi Detached Home
- Integrated Appliances
- Generous Sized Rooms
- Lovely Front And Rear Gardens



Composite Door With Double Glazed Insert

Entrance Hall

Radiator, under stairs cupboard, stairs to first floor, doors to

Cloakroom

Double glazed window to front, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, recessed down lighters

Living Room

16' 2" x 10' 10" (4.93m x 3.30m)
Double glazed window to front, radiator.

Kitchen/Dining Room

17' 8" x 11' 4" (5.38m x 3.45m)
Double glazed window to rear and double glazed French doors to rear, two double glazed side light windows, recessed down lighters, fitted in a range of base, wall and drawer units with complementary granite work surfaces and upstanders, one and a half single drainer sink unit with mixer tap, integrated gas hob with cooker hood over and tiled back plate, integrated dishwasher, two double electric ovens, fridge and freezer, **Utility Cupboard** with space and plumbing for washing machine and granite counter top, contemporary style radiator.

First Floor Landing

Double glazed window to side, radiator, access to loft space, cupboard housing boiler.

Bedroom 1

11' 6" x 10' 9" (3.51m x 3.28m)
Double glazed window to front, radiator, fitted wardrobe with hanging and shelving.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle, complementing tiling, heated towel rail, recessed down lighters, extractor fan, tiled flooring.

Bedroom 2

11' 6" x 8' 9" (3.51m x 2.67m)
Double glazed window to rear, radiator, fitted wardrobe with hanging.

Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m)
Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, heated towel rail, complementing tiling, recessed down lighters, extractor fan.

Outside

The front garden is well stocked with planting and paving to the front door, outside courtesy light and bollard lighting. A block paved drive way provides off road parking for two vehicles leading to the **Single Garage** measuring 20' 0" x 10' 7" (6.10m x 3.23m) with up and over door, UPVC double glazed door to side, power and light connected. Side gated access leads to the rear garden which is laid to lawn with patio area, shrub borders, outside tap and enclosed by panel fencing.

Tenure

Freehold
Maintenance Charge - £250.00 per annum
Council Tax Band - C

