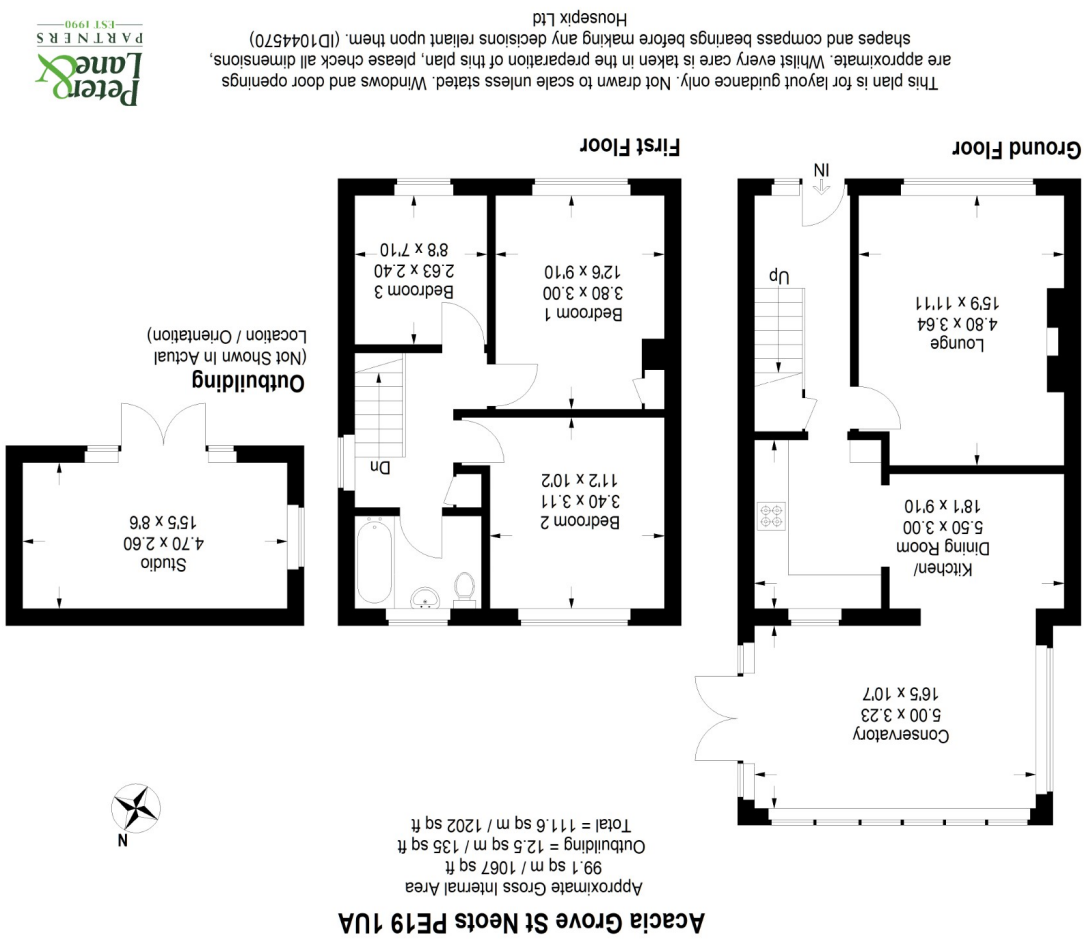


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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. (ID1044570)



- Three bedrooms.
- GARDEN STUDIO.
- Walking distance to Train Station, town centre and schools.

- PVCu double glazing throughout.
- Conservatory.
- Cul-de-sac location.

**Ground Floor**

**Accommodation**

A bright and beautifully presented THREE BEDROOM SEMI-DETACHED HOUSE in this cul-de-sac location within walking distance of St Neots train station, town centre and Longsands and Priory Schools.

There is a large Conservatory off the Kitchen Dining Room and a GARDEN STUDIO perfect as a hobby room or home office.

Fully enclosed rear garden and off road parking.

Door with frosted side light to

**Entrance Hall**

stairs to the First Floor Landing, coved ceiling, radiator

**Lounge**

window to the front aspect, coved ceiling, TV point, fireplace with living flame gas fire, radiator

**Kitchen Dining Room**

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated washing machine and dishwasher, electric oven, five burner gas hob and extractor, integrated fridge freezer, coved ceiling, radiator, arch through to

**Conservatory**

brick built with PVCu double glazed windows to the rear aspect, French doors to the rear garden, radiator

**First Floor**

**First Floor Landing**

frosted window, coved ceiling, loft access, airing cupboard with gas fired Vaillant combi boiler

**Bedroom One**

window to the front aspect, coved ceiling, radiator, built in cupboard

**Bedroom Two**

window to the rear aspect, coved ceiling, radiator

**Bedroom Three**

window to the front aspect, radiator

**Bathroom**

panel bath with mixer tap and shower attachment, pedestal wash basin, W.C, radiator, heated towel rail, frosted window, coved ceiling

**Outside**

**Front Garden**

laid to gravel with flower and shrub borders and block paved driveway for off road parking

**Rear Garden**

fully enclosed with gated pedestrian access to the front, laid to gravel and block paving with flower and shrub borders, outside tap, outside light and timber garden shed

**Garden Studio**

a GARDEN STUDIO suitable as a hobby room or home office, PVCu double glazed window to the rear, French doors to the rear garden, power and light connected

