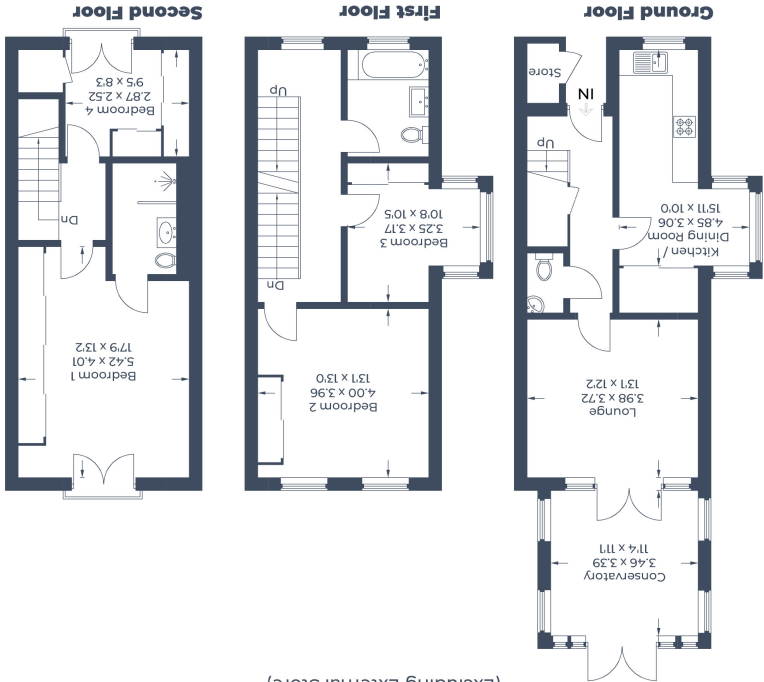


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
100+	A
81-91	B
61-80	C
41-60	D
21-40	E
1-10	F
Very energy inefficient - higher running costs	G
1-10	G
Current Rating	79
Estimated Rating	88



Approximate Gross Internal Area
Ground Floor = 52.0 sq m / 560 sq ft
First Floor = 42.2 sq m / 454 sq ft
Second Floor = 40.4 sq m / 435 sq ft
Total = 134.6 sq m / 1,449 sq ft
(Excluding External Store)





45 Linton Close, Eaton Socon, St Neots, Cambridgeshire PE19 8GY

£340,000

- Spacious FOUR BEDROOM three storey END TERRACE TOWN HOUSE
- Lounge and Conservatory / Dining Room
- Low maintenance Landscaped gardens
- Allocated Parking Space
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.
- REFITTED KITCHEN BREAKFAST ROOM
- EN SUITE SHOWER ROOM to Master Bedroom.
- Refitted Bathrooms & Cloakroom
- Close to amenities and local Primary School
- IDEAL FAMILY HOME

Ground Floor

Entrance Hall

Approached via entrance door to front aspect. Staircase rising to first floor landing. Doors leading off to cloakroom, Kitchen Breakfast Room, and Lounge.

Kitchen Breakfast Room

Large Bay window to side aspect, Refitted kitchen comprising of inset sink with cupboards under. A range of base and wall mounted cupboards offering ample storage space, incorporating drawer units with complimentary work surface over. Integrated gas hob and electric over with cooker hood over, integrated dishwasher, and fridge freezer. Large built in storage cupboard.

Lounge

French doors leading to Conservatory / Dining Room, radiator, television point, wood flooring.

Conservatory / Dining Room

French doors leading to rear garden. Windows to side and rear aspect.

First Floor

Landing

Doors leading off to Bedroom two, three and bathroom. Staircase rising to first floor landing.

Bedroom Two

Two windows to rear aspect, radiator, built in sliding door wardrobe.

Bedroom Three

Large bay window to side aspect, Built in sliding door wardrobe, radiator

Family Bathroom

Window to front aspect. refitted suite comprising of low level WC, vanity wash hand basin and side panelled bath with mixer tap shower attachment over, fully tiled walls.

Second Floor

Landing

Doors leading off to Master Bedroom and Bedroom Four

Master Bedroom

Juliette balcony to rear aspect, a range of built in sliding door wardrobes, radiator, television point. Door to En Suite Shower room

En Suite Shower Room

Refitted suite comprising of double walk in fully tiled shower cubicle, vanity wash hand basin and low level WC, fully tiled walls.

Bedroom Four

Juliette balcony to front aspect, Built in over stairs storage cupboard, radiator.

Outside

Wall enclosed low maintenance rear garden, paved with flower and shrub borders, timber storage shed, side gated pedestrian access.

The front and side garden is open plan, gravelled with inset shrubs and brick built store to the front.

Parking

One allocated parking bay plus additional visitor parking spaces close by.

Agents Notes

There is an annual Estate maintenance charge of £355 per annum

