

Directions

PE19 1TG.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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**BENNETT
LORUSSO** PROPERTY
AGENTS



75 Longsands Road, St Neots, Cambridgeshire. PE19 1TG.

£500,000

An impressively extended, detached family home well situated in this sought after residential area, very close to Priory Park, the mainline station and with open views over school playing fields to the side. A stunning kitchen/diner extension has been finished to the highest standard and is the true heart of this fine property. Further features include a study area, utility area, ground floor shower room, remote controlled lighting, quality flooring and many other improvements. Externally there is ample driveway parking along with an adjacent garage, a good size West facing rear garden with a highly insulated entertainment space or home office. Early viewing is strongly advised to fully appreciate this exceptional home with modern and stylish living space!



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Ground Floor

Entrance Hall Composite double glazed entrance door, vertical radiator, stairs to the first floor with space under, Luxury Vinyl Tile flooring.

Living Room 3.97m x 3.65m (13' 0" x 12' 0") Double glazed window to the front, wall mounted TV connections, fireplace, double radiator.

Utility Area Leading from the hallway, walk-in larder cupboard and pantry cupboard opposite, plumbing for a washing machine, space and vent for a tumble dryer, splashback tiling, fitted work surfaces and storage, used as a drinks station. Opening through to the kitchen.

Extended Kitchen/Dining Room 6.14m x 3.16m (20' 2" x 10' 4") A fantastic day room with a sloping ceiling and two roof windows, along with further windows and bi-folding doors helping to flood the room with light. An extensive range of fitted contemporary style base and wall units with quality 'Dekton' work surfaces and waterfall end panels, gas and electric cooker points, high tech extractor hood, splashback tiling, plumbing for dishwasher, wall mounted TV connections, space and plumbing for an American style fridge/freezer, LVT flooring, vertical radiator. (The new windows and doors have integrated blinds).

Study Area 3.03m x 3.03m (10' x 10') Vertical radiator, recessed lighting to ceiling, LVT flooring, door to:

Shower Room Three piece white suite comprising a double shower enclosure with sliding doors, wash hand basin and WC, double glazed window, extractor fan and radiator, recessed lighting to ceiling.

First Floor

Landing Access to loft the space which houses the gas fired boiler and hot water tank, there is power and lighting plus a drop down ladder. Shelved airing cupboard, double glazed window to side.

Bedroom One 3.51m x 3.50m (11' 6" x 11' 6") Radiator, double glazed window to front, built-in cupboard/wardrobe, laminate wood effect flooring.

Bedroom Two 3.55m x 3.04m (11' 8" x 10' 0") Double glazed window to rear, radiator, laminate wood effect flooring.

Bedroom Three 2.62m x 2.52m (8' 7" x 8' 3") Double glazed window to rear, radiator, built-in cupboard/wardrobe, laminate wood effect flooring.

Bathroom Modern three piece white suite incorporating a panelled bath with central mixer tap and dual head shower and screen over, vanity wash hand basin and WC with concealed cistern, mirror with heat and light, splashback tiling, heated towel radiator, double glazed window, LVT flooring, extractor fan.

Exterior

Frontage Open plan and laid mainly to lawn, ample driveway with parking for at least three/four cars.

Garage To the side, with up and over door, numerous power points and lighting.

Rear Garden West facing, fully enclosed and laid to lawn, various plants and shrubs, a raised paved terrace, exterior lighting and water tap, brick built BBQ area covered storage area and side access gate. Cabin
Part brick and part timber with an attractive cement based cladding, highly insulated and fully panelled, with power and lighting, hard wired router, double glazed window and double doors on to the rear garden.

Notes Freehold.
Council tax band D - £2467.72 pa.
Extensive refurbishment has been carried out incorporating re-plastering and rewiring including remote controlled lighting, some newly installed radiators, security cameras, new cladding and windows with integrated blinds.



EPC

