

Directions

PE19 2TN.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.

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BENNETT
LORUSSO PROPERTY AGENTS



68 Luke Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TN.

£325,000

A charming and spacious two double bed roomed cottage with a unique blend of character and modern features. This fine chain free property offers a sitting room with Inglenook fireplace, wood burner and Parquet flooring, a superb fully fitted kitchen and a bright and spacious dining room with Oak flooring. Further benefits include a large utility room, ground floor bathroom, cloakroom and an en-suite shower room. Outside there is a good sized rear garden with side access and a very useful brick built outbuilding. Situated very close to riverside walks, parkland and just a short stroll from the town centre, we strongly recommend early viewing!



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Ground Floor

Entrance Porch Solid Oak entrance door, courtesy light, bristle mat, fully glazed door to:

Sitting Room 5.60m x 4.36m (18' 4" x 14' 4") Feature inglenook style fireplace with a wood burning stove, parquet flooring, large double glazed window to the front, radiator, door and stairs to the first floor, telephone and TV points, small built-in cupboard, further vertical radiator, fully glazed door to:

Kitchen/Dining Room 5.60m x 3.50m max (18' 4" x 11' 6") Well fitted with a good range of Shaker style base and wall units including carousel units and 'soft close' fittings, 'Bosch' integrated dishwasher, 70/30 fridge/freezer, split level oven and microwave oven, stainless steel gas hob with extractor hood over, peninsular unit, oak work surfaces, butler style sink and mixer tap, splashback tiling and tiled floor, double glazed window to the rear, opening on to:

Dining Area Oak flooring, radiator, wall lighting, double glazed window to the rear, attractive 'Lantern' style rooflight, fully glazed door to:

Utility Room 3.18m x 2.50m (10' 5" x 8' 2") Stainless steel sink and mixer tap, fitted storage units, plumbing for washing machine, radiator, ceramic tiled floor, cupboard/recess housing the gas fired combination boiler, double glazed window and door to the rear garden.

Bathroom Two piece suite incorporating a corner bath and a pedestal wash hand basin, splashback tiling, double glazed window, radiator, tiled floor, access to loft space.

Separate WC Low level WC, radiator, double glazed window and tiled floor.

First Floor

Landing Access to the loft space, radiator, built-in cupboard.

Bedroom One 4.43m x 4.05m (14' 6" x 13' 3") A spacious double aspect room with double glazed windows to the front and rear, two radiators, door to:

En-suite Shower Room With a three piece White suite comprising a large shower enclosure with dual shower heads and a glazed screen, vanity wash hand basin and low level WC, shaver point, heated towel rail, tiled floor, extractor fan, recessed lighting to ceiling.

Bedroom Two 3.46m x 3.07m (11' 4" x 10' 1") Double glazed window to rear, radiator, exposed brick chimney breast.

Exterior

Rear Garden Of a good size, fully enclosed and laid mainly to lawn with established borders, two concrete patios, newly built pergola, two small ponds, tap and light with motion sensor, side access gate.

Brick Built Outbuilding 3.09m x 2.82m (10' 2" x 9' 3") With modern double glazed window and door, replacement tiled roof, would make an ideal office or studio.

Notes FREEHOLD.

Council tax band is B - £1737.64 pa.

Extensive re-wiring in @ 2016.

No forward chain.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	