

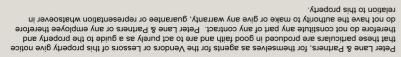
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © CJ Property Marketing Produced for Peter & Lane Ground Floor First Floor

Sedroom 2 5.58 x 2.79 7.9 x 9'2

uQ

Г





















# 11 Burnt Close, Eynesbury, St Neots, Cambridgeshire PE19 2LZ

- · Rarely available detached family home in this sought after cul-de-sac
- Extended to the ground floor
- Recently installed gas fired boiler
- attached SINGLE GARAGE with block paved • driveway for numerous vehicles
- Three DOUBLE bedrooms
- 21ft Lounge and separate Study/Family Room

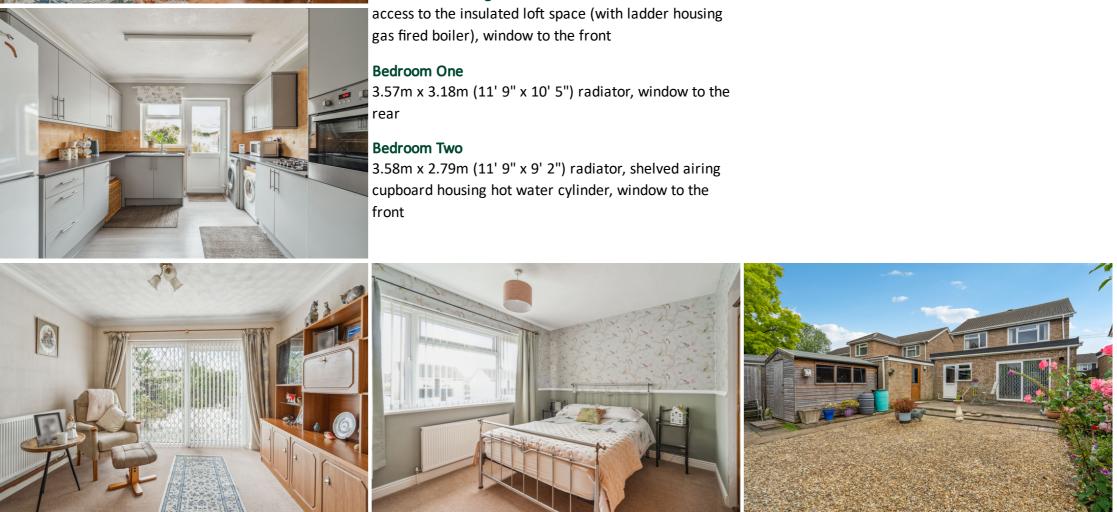
£390,000

- Fully enclosed rear garden
- NO CHAIN









#### Accommodation PVCu door to:

**Inner Porch** tiled floor, glazed door to:

## **Entrance Hallway**

dogleg staircase rising to First Floor Landing with storage cupboard under, radiator, windows to the front & side, cloaks hanging cupboard

## Cloakroom

two piece white suite to comprise low level W.C and wash hand basin, frosted window to the side

# **Kitchen**

3.16m x 2.95m (10' 4" x 9' 8") modern wall mounted and base level storage cupboard units with complimentary drawer unit and fitted worksurfaces, inset sink and drainer, integrated fan assisted double oven and 4 burner gas hob, plumbing for automatic washing machine, under-counter space for dish washer and tumble dryer, space for upright fridge/freezer, part This is a FREEHOLD property. If you require any glazed door to the Garden, window to the rear

# **Dining Room**

3.79m x 2.98m (12' 5" x 9' 9") radiator, two windows to the side

# Lounge

6.64m x 3.61m (21' 9" x 11' 10") radiator, TV/telecom points, picture window to the front, doors to:

# Study/Garden Room

3.47m x 2.94m (11' 5" x 9' 8") radiator, sliding doors to the Garden

# **First Floor Landing**

## **Bedroom Three**

3.09m x 2.27m (10' 2" x 7' 5") radiator, window to the rear

## Shower Room

fully tiled double width shower enclosure, low level W.C and wash hand basin, radiator, frosted window to the side

# Outside

fully enclosed rear garden laid mainly to shingle with patio area, beautifully planted flower beds, large garden shed (with power & light), personal door to the Garage, gated access alongside the property and leading to the block paved driveway providing parking for numerous vehicles

## Garage

5.05m x 2.51m (16' 7" x 8' 3") with power operated roller door, personal door to the Garden

# **Agents Notes**

additional information or would like to arrange a viewing, please call our St Neots office on 01480 406 400.

We are obliged to inform you that the seller of this property is an employee of Peter Lane & Partners.