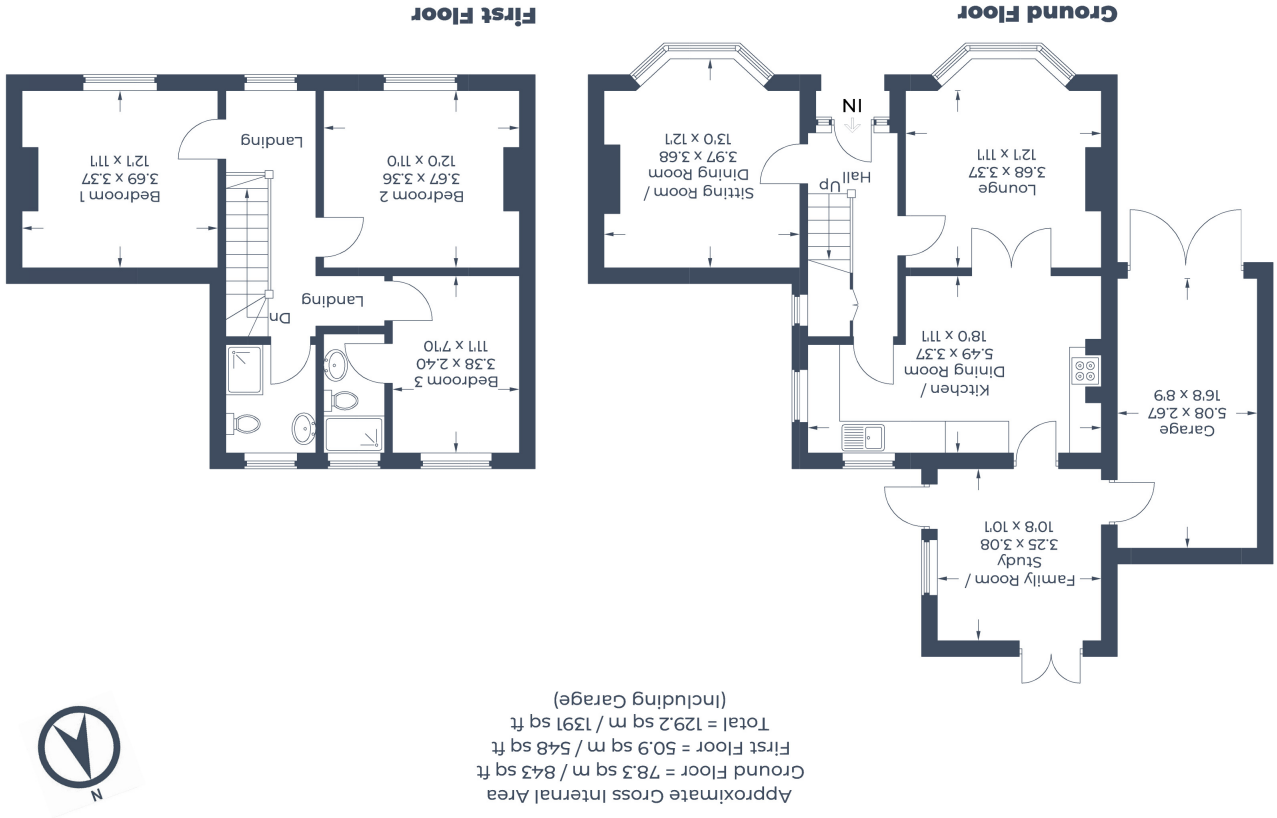


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy inefficient - higher running costs	

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measurements are approximate, not to scale.  
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- Built in 1930 with just two owners.
- Three reception Rooms.
- Refitted bath/shower rooms.
- Sympathetic replacement PVCu double glazing.

- Three Bedrooms, one with En-Suite Shower Room.
- Refitted Kitchen by Magnet.
- Large rear garden backing on to open farmland and countryside.
- Garage and driveway for off road parking.

**Ground Floor**

**Accommodation**

A beautifully presented DETACHED HOUSE BUILT IN 1930 and extended and renovated in 2016 situated in this sought after Village location just 2 miles West of St Neots.

Three bedrooms, one with En-Suite Shower Room and three reception rooms.

The renovations include a refitted Magnet Kitchen and refitted Bathrooms, sympathetic replacement PVCu double glazing, new central heating system and electrical wiring.

Off road parking and a LARGE SINGLE GARAGE, generous rear garden backing onto open farmland and countryside.

Hail Weston is surrounded by open countryside and has a Church, Village Hall and The Royal Oak public house.

Part glazed door with frosted side light windows to

**Entrance Hall**

stairs to the First Floor Landing, tiled floor, radiator, under stairs storage cupboard

**Sitting Room or Dining Room**

3.97m x 3.68m (13' 0" x 12' 1") bay with sash windows to the front aspect with window seat and storage cupboards under, picture rail, TV point, radiator

**Lounge**

3.68m x 3.37m (12' 1" x 11' 1") bay with sash windows to the front aspect, picture rail, radiator, period fireplace with working open fire, cabinets and book shelves fitted to recess, Balterio wood effect flooring, TV point, double doors to the Kitchen Dining Room

**Kitchen Dining Room**

5.49m x 3.37m (18' 0" x 11' 1") refitted with a Magnet Winchester kitchen comprising base and eye level cupboards, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated appliances including electric fan assisted oven, hob and extractor, fridge freezer, washing machine and dishwasher, bin cupboard, slide out larder unit, Balterio wood effect flooring, window to the rear aspect, door to

**Family Room or Study**

3.25m x 3.08m (10' 8" x 10' 1") glazed door to the side, French doors to the rear garden, sash window to the side aspect, Balterio wood effect flooring, radiator, personal door to the Garage

**First Floor**

**First Floor Landing**

sash window to the front aspect, loft access, two radiators

**Bedroom One**

3.69m x 3.37m (12' 1" x 11' 1") sash window to the front aspect, coved ceiling, picture rail, feature period fireplace, radiator

**Bedroom Two**

3.67m x 3.36m (12' 0" x 11' 0") sash window to the front aspect, picture rail, feature period fireplace, radiator

**Bedroom Three**

3.38m x 2.40m (11' 1" x 7' 10") sash window to the rear aspect, picture rail, radiator

**En-Suite Shower Room**

fully tiled and comprising walk-in shower, vanity with wash hand basin, W.C, electric towel radiator

**Bathroom**

fully tiled and refitted, large shower, W.C, vanity unit with wash basin, frosted sash window, electric towel radiator, tiled floor

**Outside**

**Gardens**

the front garden is laid to lawn with a gated brick path leading to the front door. The rear garden is a good length, backs onto farmland and open countryside, is laid to lawn with mature shrubs, a variety of trees, paved patio area, outside tap and gated pedestrian access to the side

**Garage**

5.08m x 2.67m (16' 8" x 8' 9") timber doors, power, light, personal door to the Family Room/Study

**Agents Note**

the property has undergone renovation in 2016 and benefits from replacement PVCu windows, new central heating system and electrical wiring The Kitchen and Bathrooms were also refitted. The oil fired boiler was replaced in 2018 along with the pressurised hot water cylinder.

