

## Directions

PE19 2HZ.

## 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. 106.9 sq. metres (1150.7 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



7 Laurels Close, Eynesbury, St Neots, Cambridgeshire. PE19 2HZ.

**£370,000**

A smartly presented four bedroomed detached family home situated in an established cul-de-sac location with good access to local amenities. The well planned accommodation includes, entrance porch and inner hall, cloakroom, separate dining room and lounge, an Oak fitted kitchen and a modern first floor bath/shower room. Outside there is a driveway for two/three cars, a single garage, private enclosed garden and a great covered seating area with lighting. Early viewing is strongly advised.



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## Ground Floor

**Entrance Porch** UPVC double glazed entrance door, laminate wood effect flooring, radiator, coving to ceiling, fully glazed door to:

**Entrance Hall** Stairs to the first floor with cupboard under, laminate wood effect flooring, coving to ceiling.

**Cloakroom** Two piece white suite comprising wash hand basin and low level WC, double glazed window, ceramic tiled floor, recessed lighting to ceiling.

**Lounge** 5.66m x 3.70m (18' 7" x 12' 2") Two double glazed full length windows to the front and side, two radiators, digital TV aerial, coving to ceiling, glazed double doors to entrance hall.

**Dining Room** 3.20m x 2.85m (10' 6" x 9' 4") Laminate wood effect flooring, radiator, wall lighting, coving to ceiling, double glazed French style doors to the rear.

**Kitchen** 2.90m x 2.65m (9' 6" x 8' 8") Fitted with a good range of Oak fronted base and wall units, 'Bosch' induction hob with double electric oven under and extractor hood over, splashback and floor tiling, inset bowl & 1/4 composite sink with mixer tap, plumbing for washing machine, radiator, double glazed window and door to the rear.

## First Floor

**Landing** Built-in shelved cupboard, central heating thermostat, access to the loft space, double glazed window, coving to ceiling.

**Bedroom One** 3.70m x 2.75m (12' 2" x 9' 0") Double glazed Oriel window to the front, radiator, laminate wood effect flooring, concealed reading lighting, two double fitted wardrobes, coving to ceiling.

**Bedroom Two** 3.70m x 2.75m (12' 2" x 9' 0") Double glazed windows to the front and side, radiator, two double fitted wardrobes, laminate wood effect flooring, coving to ceiling.

**Bedroom Three** 3.20m x 2.80m (10' 6" x 9' 2") Double glazed window to rear, two double fitted wardrobes, radiator, laminate wood effect flooring, coving to ceiling.

**Bedroom Four** 2.70m x 2.40m (8' 10" x 7' 10") Built-in cupboard housing the gas fired combination boiler, laminate wood effect flooring, radiator, double glazed window to rear, coving to ceiling.

**Bathroom** With a three piece white suite incorporating a large shower enclosure with mixer shower and sliding doors, wash hand basin and low level WC, double glazed window, tiled floor and splashbacks, extractor fan, heated towel radiator.

## Exterior

**Front** Laid to slate chips with a planted border and a brick block driveway, parking for two/three cars.

**Garage** Up and over door, power and lighting, personal door to rear.

**Rear Garden** Fully enclosed by timber fencing and laid mainly to lawn, flower and shrub borders, timber shed, tap and light, side access gate.

**Covered Seating Area** Brick built with a sloping tiled roof, lighting, slated tiled floor, opening on to the garden.

**Note** FREEHOLD.  
Council tax band - D £2234.12.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC