

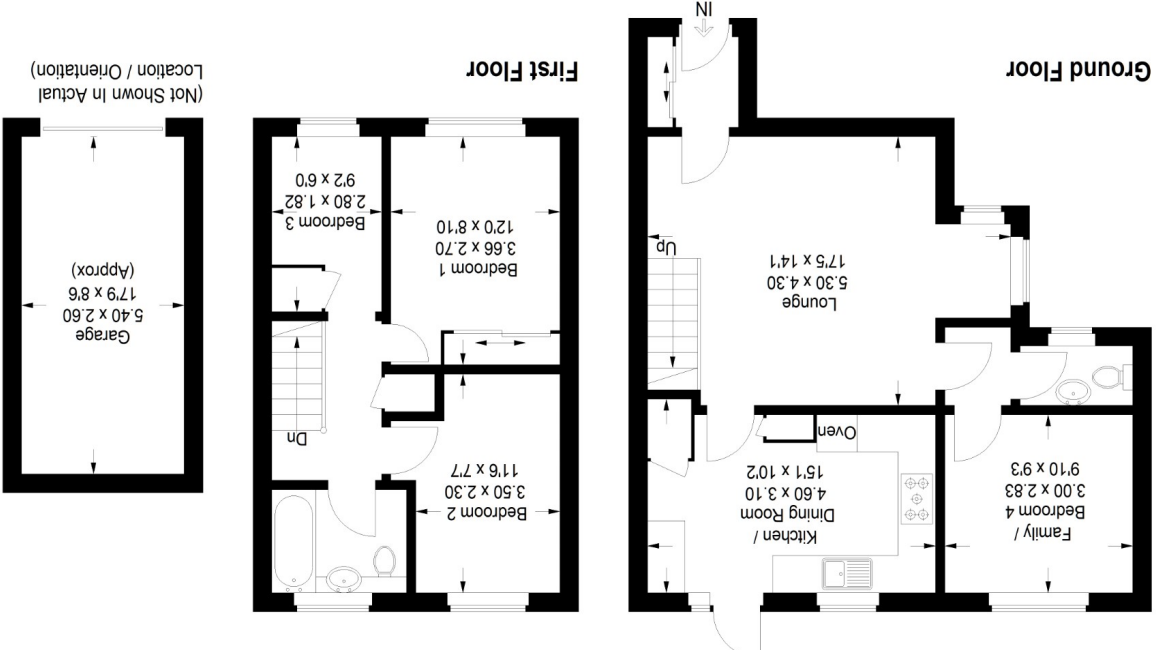
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Cunningham Way, Eaton Socon, St. Neots, PE19 8NJ



Approximate Gross Internal Area = 84.6 sq m / 911 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 98.8 sq m / 1063 sq ft



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. (ID1030783)



16 Cunningham Way, Eaton Socon, St Neots, Cambridgeshire PE19 8NJ £325,000



- An immaculate extended Three Bedroom Family Home
- Large Corner Plot
- Double glazed and gas radiator central heating.
- Beautifully appointed throughout
- Extended to offer a downstairs Cloakroom and a Study / Bedroom 4
- Recently refitted kitchen with integrated appliances
- Beautifully maintained Gardens
- Garage
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.

Ground Floor

Entrance Hall

Approached via Double glazed entrance door to front aspect, built in sliding door cloaks/ storage cupboard. Door leading to Lounge.

Lounge

5.3m x 4.3m (17' 5" x 14' 1") max. Double glazed bay window to side aspect, wood flooring, radiator, coving to ceiling, television point, staircase rising to first floor landing. Door leading to kitchen and door leading to inner hall.

Inner Hallway.

Door to study and door to downstairs cloakroom /WC.

Cloakroom /WC

Double glazed window to front aspect, fitted white suite comprising of low level WC, pedestal wash hand basin, tiled splashback surrounds, radiator, coving to ceiling.

Study / Bedroom 4

3m x 2.83m (9' 10" x 9' 3") . Double glazed window to rear aspect, wood flooring, radiator, coving to ceiling.

Kitchen Breakfast Room

4.56m x 3.2m (15' 0" x 10' 6"). Double glazed window to rear aspect and double glazed door leading to the rear garden. A recently refitted kitchen comprising of inset single drainer sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards offering ample storage space incorporating drawer units with complimentary work surface, tiled splashback surrounds. A range of integrated appliances to include electric hob with extractor fan over, electric oven and combination microwave oven, integrated fridge freezer, dishwasher, washing machine and drinks cooler, coving to ceiling, radiator, built in under stairs storage cupboard.

First Floor

First Floor Landing

Access to boarded loft space which houses combination boiler, fitted loft ladder and light. Coving to ceiling, built in shelved storage cupboard. Doors leading off to bedrooms and bathroom

Bedroom One

3.66m x 2.7m (12' 0" x 8' 10"). Double glazed window to front aspect, coving to ceiling, radiator.

Bedroom Two

3.51m x 2.4m (11' 6" x 7' 10"). Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom Three

2.8m x 1.82m (9' 2" x 6' 0") max. Double glazed window to front aspect, coving to ceiling, radiator, large over stairs storage cupboard

Family Bathroom

Double glazed window to rear aspect. A refitted white suite comprising of low level WC, vanity wash hand basin and side panelled bath with shower over, fully tiled walls, shaver point, heated towel rail, coving to ceiling

Outside

The property is situated on a good size corner plot with beautifully maintained and landscaped gardens extending to the front, side and rear of the property. The front and side gardens are open plan and laid to lawn with establish flower and shrub borders and beds. There is side gated access which leads through to the rear garden. The rear garden is fully fence enclosed with a paved patio area, lawn area with raised flower and shrub beds. There is a timber shed with power connected, outside lights and outside water tap.

Garage

There is a single brick built garage with up and over door and parking to the front for one car.

Agents notes

If you have any further questions with regards to the property or would like to arrange a viewing please contact out St Neots office on 01480 406400.

