







5 Green Lane, Hail Weston, St Neots, Cambridgeshire PE19 5JZ

Guide Price £430,000

- Individually built DETACHED 3/4 Bedroom Property
- Dual aspect Lounge Diner with fitted wood burner
- Fully fitted kitchen Breakfast room with built in appliances
- Dressing area to Bedroom Two
- Early Internal Inspection recommended

- Highly sought after NON ESTATE village location
- Sitting Room/ Study or potential Ground floor 4th Bedroom
- Ensuite to master Bedroom
- Private Established South facing Garden

### Introduction

The Village of Hail Weston is situated approximately 2 miles from St Neots. The village offers a great range of activities for all ages. The Royal Oak is a popular family friendly 17th century thatched Public House, which services lunches, evening meals, teas and coffees and is available for private events. There is a historic Church which dates back to the 13th Century, a recently redeveloped children's play area, and allotments. The village hall is the centre of all the group activities in Hail Weston. These range from gardening and bridge groups to a Karate Club. The hall is a popular venue for birthday parties, village social events and fund raising activities including Race Night and quiz nights. There is also a cycle route to St Neots.

### Ground Floor

#### Entrance Hall

A spacious 'L' shaped entrance hall with tiled floor and under floor heating, approached via a double glazed entrance door to front aspect. Large walk in Boot Room / Cloaks cupboard, Staircase rising to first floor landing, alarm control panel. Doors leading off to Cloakroom, Lounge Diner, Kitchen Breakfast Room, Family Room/ Study.

#### Cloakroom / WC

Double glazed window to rear aspect, fitted white suite comprising of low level WC, vanity wash hand basin, tiled floor with underfloor heating,

#### Lounge Diner

A bright dual aspect room with double glazed French doors leading out to the side garden and four feature double glazed windows to front aspect, fitted wood burner, underfloor heating, television point, solid wood flooring.

#### Sitting Room / Study or Ground floor Fourth Bedroom

Double glazed windows to front and side aspect, fitted radiator. Wood flooring.

#### Kitchen Breakfast Room

Double glazed window to side aspect and stable door leading to the rear. A fully fitted kitchen with inset one and half bowl stainless steel sink unit. A comprehensive range of base and wall mounted cupboards incorporating drawer units, complementary work surface, fitted breakfast bar, underfloor heating to tiled floor, central heating boiler. Built in Neff electric hob with extractor fan over and built in Neff double oven, integrated slimline dishwasher.

### First floor

#### First floor landing

Double glazed window to rear aspect. Doors leading off to Bedrooms and family Bathroom.

#### Master Bedroom

Dual aspect room with double glazed window to front and side aspect offering open views over farmland, radiator, built in eves storage cupboards. Door to

#### En Suite Shower Room

Double glazed window to side aspect, fitted white suite comprising of low level WC, fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls, heated towel rail.

#### Landing area/ Potential Dressing Area

Approached via door from landing and door leading to Bedroom two. Velux window. The area could easily be converted into a dressing area for Bedroom Two.

#### Bedroom Two

Double glazed window to side aspect, radiator.

#### Bedroom Three

Double glazed window to front aspect, eves storage cupboards, radiator.

#### Bathroom

Velux window to rear. Fitted white suite comprising of low level WC, pedestal wash hand basin, and side panelled bath with mixer tap shower attachment over, tiled splashbacks, eves cupboard, tiled floor

### Outside

The property is situated on an established private plot with a south facing garden which is fully enclosed with inset flower beds and shrub borders, fruit tree, a paved patio seating area, timber storage shed and concealed oil tank, a large lean to log store, outside lighting..

The front is enclosed by timber fencing and double gates leading to a block paved driveway which offers off road parking,

### Agents Notes

A new Oil central heating boiler was installed in 2023

