

Directions

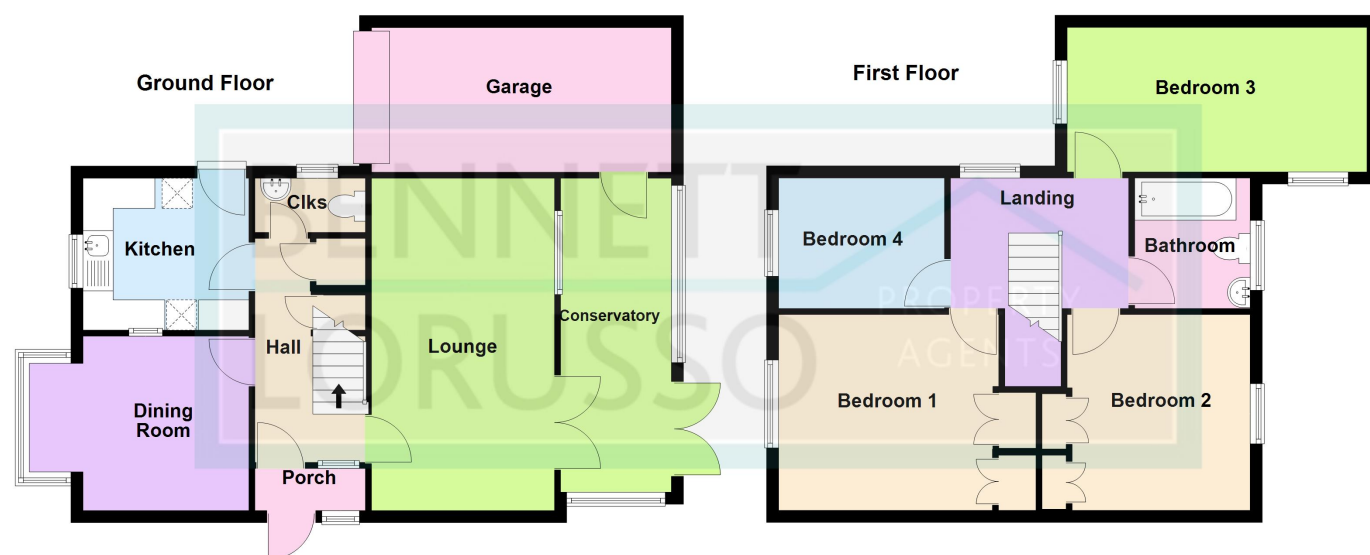
PE19 2RH.

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. 121.8 sq. metres (1311.3 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



3 Alnwick Court, Eynesbury, St Neots, Cambridgeshire. PE19 2RH.

£400,000

An extended, detached family home with four spacious bedrooms and situated in a small cul-de-sac location, close to good facilities including schools, leisure centre and hypermarket. The well presented accommodation includes an entrance porch and hall, cloakroom separate generously sized living room and dining room, a conservatory and a first floor bathroom with modern white suite. Outside, there is a single garage, a carport, driveway parking and good frontage, along with a very private and well established rear garden. Contact us to book your viewing!



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Ground Floor

Entrance Porch Composite double glazed entrance door, courtesy light, half glazed door to:

Entrance Hall Radiator, stairs to the first floor with cupboards under including the airing cupboard.

Cloakroom Two piece suite comprising wash hand basin and WC, splashback tiling, double glazed window, radiator.

Kitchen 2.75m x 2.50m (9' 0" x 8' 2") A range of base and wall units, stainless steel sink and mixer tap, gas and electric cooker points, splashback tiling, plumbing for washing machine, fridge/freezer, wall mounted gas fired boiler, radiator, tiled floor, double glazed window to the front and door to the side.

Dining Room 2.90m x 2.75m (9' 6" x 9' 0") Double glazed box bay window with storage under, radiator and serving hatch.

Living Room 5.50m x 3.05m (18' 1" x 10' 0") Two radiators, TV aerial point, double glazed French style doors through to:

Conservatory 5.35m x 1.80m (17' 7" x 5' 11") Timber frame with sealed unit double glazing, tiled floor, wall lighting, double glazed French style doors to the rear garden.

First Floor

Landing Access to the loft space, radiator, double glazed window to the side.

Bedroom One 3.63m x 3.24m (11' 11" x 10' 8") Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two 3.24m x 3.10m (10' 8" x 10' 2") Fitted wardrobes, radiator, double glazed window to rear.

Bedroom Three 5.05m x 2.19m (16' 7" x 7' 2") Radiator, double glazed windows to the front and side.

Bedroom Four 2.75m x 2.20m (9' 0" x 7' 3") Double glazed window to front, radiator, fitted wardrobes and cupboards.

Bathroom Three piece white suite incorporating a modern panelled bath with an electric shower and screen over, wash hand basin and WC, fully tiled walls, double glazed window, radiator, shaver point.

Outside

Front & Side Mainly paved with inset plant beds, water tap, driveway parking and a CARPORT, lawned area with flower and shrub border.

Garage 5.25m x 2.50m (17' 3" x 8' 2") With up and over door, power and lighting, personal door to the conservatory.

Rear Garden Very private, fully enclosed and laid to lawn with plant and shrub borders, grape vine and fruit bushes, pergola, various fruit trees, compost area, greenhouse, small timber tool shed, two water butts, patio, side access gate.

Notes Freehold.
Council tax band D - £2467.72 pa.



EPC

