

## Directions

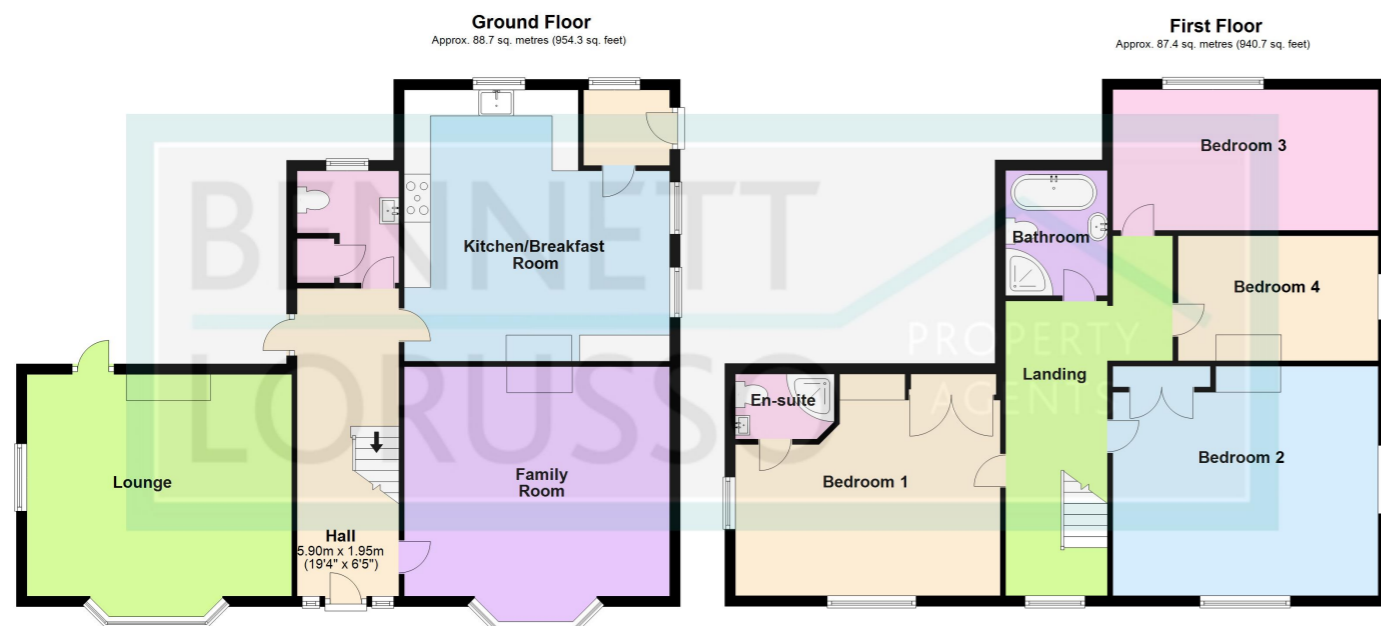
PE19 2AN.

## DATA PROTECTION ACT 1998

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## 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.



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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



1a Waterloo Farm Close, Eynesbury, St Neots, Cambs. PE19 2AN.

**OIEO £700,000**

We are pleased to offer for sale this substantial, double fronted family home, situated on a private, enclosed plot with good access to all amenities, including shopping, schooling and recreation. A characterful former farmhouse, the huge accommodation includes two reception rooms with fireplaces, Oak flooring, bay windows and shutters, a large and well equipped kitchen/diner with range style cooker and dresser, four double bedrooms with high ceilings and two remodelled bathrooms. Outside, the gardens are screened by mature boundaries, there is ample parking with a large gravel driveway and a detached double garage also offers scope for conversion. An imposing and spacious character home, which we thoroughly recommend viewing.

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## Ground Floor

**Entrance Hall** Composite entrance door and double glazed side window, Oak engineered flooring, stairs to the first floor with cupboards under, double glazed door to the rear and garden.

**Living Room** 5.07m x 4.25m plus Bay (16' 8" x 13' 11") Feature fireplace with attractive Victorian style surround, double glazed door to the rear garden, windows to the side aspect and a large bay window to the front with fitted shutters. Two radiators, Oak engineered flooring.

**Family Room/Play Room** 5.07m x 4.40m plus Bay (16' 8" x 14' 5") Feature fireplace with attractive Victorian style surround, a large double glazed bay window to the front with fitted shutters, picture rail, wall light points, satellite TV connections, two radiators, Oak engineered flooring.

**Kitchen/Dining Room** 5.20m x 4.90m max L shape (17' 1" x 16' 1") A large 'Farmhouse' style kitchen with an extensive range of fitted base and wall units, butler sink with mixer tap, solid Oak worksurfaces, integrated dishwasher and washing machine, fridge/freezer space, a range style dual fuel cooker with extractor hood, ornamental fireplace, fitted dresser style unit, radiator, Oak engineered flooring, two double glazed windows to the side aspect, door to:

**Rear Lobby** Radiator, double glazed window and composite door to the side/rear. Could be adapted to a utility room.

**Cloakroom** With a two piece white suite comprising vanity wash hand basin with an antique style wood surround and low level WC, double glazed window, radiator, ceramic tiled floor, cupboard housing the newly installed gas fired boiler.

## First Floor

**Landing** Feature circular window to the front, radiator, further double glazed window to the side/rear.

**Main Bedroom** 5.05m x 4.25m max (16' 7" x 13' 11") Double glazed windows to the front and side, two radiators, built-in cupboards, door to:

**En-suite Shower Room** Quality fitted three piece white suite comprising a corner shower enclosure with dual head shower, vanity wash hand basin and low level WC, fully tiled walls and floor, extractor fan, heated towel rail.

**Bedroom Two** 5.10m x 4.40m (16' 9" x 14' 5") Double glazed windows to the front and side, radiator, picture rail, built-in cupboards.

**Bedroom Three** 4.90m x 2.70m (16' 1" x 8' 10") Double glazed window to rear, radiator, access to the loft space with lighting.

**Bedroom Four** 3.80m x 2.40m (12' 6" x 7' 10") Double glazed window to the side, radiator.

**Bathroom** Also refitted with a four piece white suite including a corner shower enclosure with dual head mixer tap and shower attachment over, vanity wash hand basin and low level WC, double glazed window, splashback tiling and mosaic floor tiling, heated towel rail, extractor fan.

## Exterior

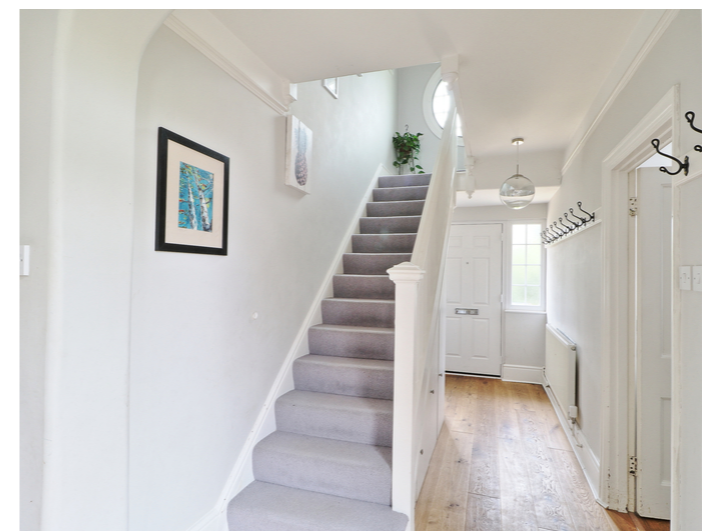
**Frontage** A large gravel driveway with ample parking, exterior lighting, laid mainly to lawn with mature screening boundaries, wooden gate.

**Double Garage** Brick/block built with twin fibreglass up and over doors, power and lighting, loft storage, part has been formed to make a home office.

**Rear Garden** Easterly facing, fully enclosed by timber fencing and laid to lawn with established plants and shrubs, large block paved patio with retaining sleepers, timber decking, water tap and light, timber shed, access gates to both sides of the property.

## Notes

FREEHOLD.  
Council tax band F with Huntingdon District Council - £3406.63.  
Since the EPC was generated, a new gas fired boiler has been installed in 2024, variable thermostats have been added to the radiators, which can also now be remotely controlled.  
Further insulation has also been installed in the loft.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	80
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	57	
England, Scotland & Wales		
EU Directive 2002/91/EC		