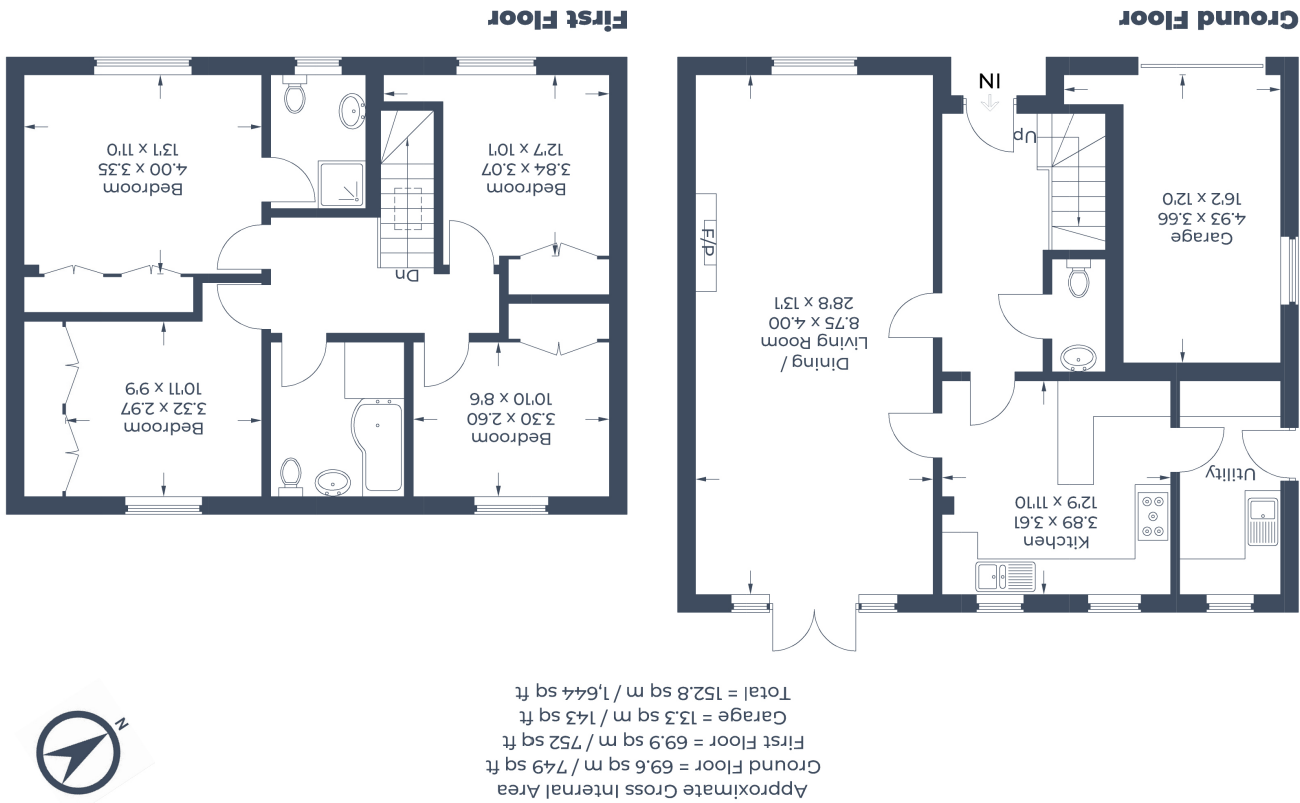


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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## 4 Sandy Court, Luke Street, Eynesbury, St Neots PE19 2TW

£525,000

- Discreet cul-de-sac location close to Town Centre.
- Fireplace with Multi-Fuel burner.
- Built in sprinkler system.
- Utility Room and ground floor cloakroom.
- Four bedrooms with built in wardrobes.
- PVCu double glazing throughout.
- Ample off road parking and SINGLE GARAGE.
- Enclosed rear garden.

### Introduction

A very well presented FOUR BEDROOM DETACHED HOUSE situated in this secluded private cul-de-sac close to local amenities and the town centre.

This modern property built in 2010 by a respected local builder offers generous accommodation to include a large LOUNGE DINING ROOM with Multi-Fuel burner, KITCHEN BREAKFAST ROOM & UTILITY.

Bedroom One has an EN-SUITE SHOWER ROOM and all bedrooms have built in wardrobes.

SINGLE GARAGE with electric door and a driveway for at least three vehicles.

The house benefits from gas fired radiator central heating, PVCu double glazing, intruder alarm and an inbuilt sprinkler system.

### Ground Floor

#### Accommodation

Part glazed PVCu door with porch light to

#### Entrance Hall

stairs to the First Floor Landing, large under stairs storage cupboard, tiled floor, radiator, central heating thermostat, alarm control panel

#### Cloakroom

W.C, pedestal wash basin, radiator, tiled floor

#### Lounge Dining Room

window to the front aspect, French doors to the rear garden, fireplace with multi-fuel burner inset, coved ceiling, TV point, two radiators

#### Kitchen Breakfast Room

base level cupboards including three corner carousel units, eye level cupboards with under cupboard lighting, drawer units, work surfaces with stainless steel one and a half bowl sink unit inset, integrated double electric oven, five burner gas hob with extractor and dishwasher, space for fridge freezer, breakfast bar, tiled floor, two windows to the rear aspect, radiator

#### Utility Room

base and eye level cupboards, work surfaces with stainless steel single drainer sink unit, cupboard housing electric fuse board, plumbing for washing machine, vent for tumble dryer, cupboard housing sprinkler system and stop-cock, tiled floor, radiator, window to the rear aspect, door to the side

### First Floor

#### First Floor Landing

rooflight window, loft access, airing cupboard with pressurised hot water cylinder

#### Bedroom One

window to the front aspect, radiator, two built in double wardrobes with hanging and shelved storage space

#### En-Suite Shower Room

corner shower, W.C, pedestal wash basin, frosted window, radiator

#### Bedroom Two

window to the rear aspect, radiator, two built in double wardrobes with hanging and shelved storage space

#### Bedroom Three

window to the front aspect, radiator, built in double wardrobe with hanging and shelved storage space

#### Bedroom Four

window to the rear aspect, radiator, built in double wardrobe with hanging and shelved storage space

#### Bathroom

"P" shaped bath with shower and fully tiled surround, W.C, pedestal wash basin, frosted window, radiator

### Outside

#### Front Garden & Parking

the front garden is laid to lawn with flower and shrub borders. The block paved drive offers parking for at least three vehicles with an additional gravelled area for further parking. Timber log-store/shed, outside lighting by the Garage

#### Rear Garden

fully enclosed by timber fencing and brick wall, laid to lawn with shaped patio and gravel border with some planting. Outside tap, lighting by the patio and gated pedestrian access to the front. Electricity and Gas meter cupboards

#### Garage

electric up and over door, power, light, gas fired boiler and fixed shelving

