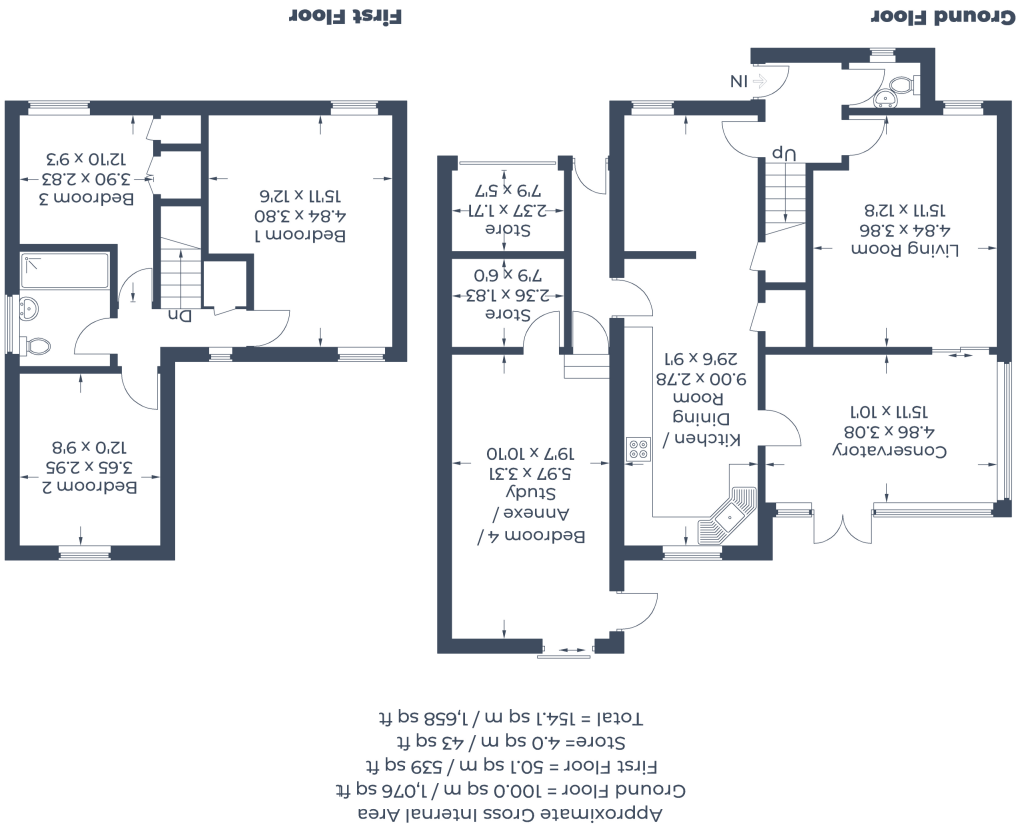


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6 Spring Place, Hail Weston, St Neots, Cambridgeshire PE19 5LQ

£450,000

- POPULAR VILLAGE WITHIN WALKING DISTANCE OF EATON FORD.
- FOUR BEDROOMS, ONE BEING GROUND FLOOR WITH ANNEXE POTENTIAL.
- CONSERVATORY.
- ESTABLISHED GARDEN.

- CUL-DE-SAC LOCATION.
- LARGE KITCHEN DINING ROOM.
- SOLAR PANELS.

Introduction

A very well presented DETACHED HOUSE situated in a cul-de-sac location within this POPULAR VILLAGE.

In brief, the accommodation offers THREE FIRST FLOOR BEDROOMS & SHOWER ROOM and on the ground floor LOUNGE, CONSERVATORY and large KITCHEN BREAKFAST ROOM. There is also a generous ground floor room perfect for working from home or as a BEDROOM/ANNEXE with further potential to convert a adjacent store room into an EN-SUITE BATHROOM.

A pretty, established garden is at the rear. At the front there is another garden area and driveway for off road parking.

This property also benefits from SOLAR PANELS providing electricity to the property.

GROUND FLOOR

Accommodation

Part glazed door to

Entrance Hall

stairs to the First Floor Landing

Cloakroom

W.C, vanity unit with wash hand basin, frosted window

Lounge

window to the front aspect, coved ceiling, radiator, feature fireplace with electric fire inset, TV point, sliding patio doors to the Conservatory

Conservatory

brick base with windows and French doors to the rear garden, radiator, wall light points

Kitchen Dining Room

base and eye level cupboards, drawer units and shelved storage cupboards, Corian work surfaces with inset sink, integrated electric fan assisted oven, combination microwave and larder fridge, plumbing for washing machine and dishwasher, coved ceiling, window to the rear aspect, tiled floor. Door to "drying room" with controls for the Solar Panels.

Dining area with window to the front aspect, radiator and under stairs storage cupboard

Side Hall

door to the front, door to

Bedroom/Annexe or Family Room

sliding patio doors to the rear garden, radiator, door to

Store Room

part of the Garage conversion with power and light. Potential to create a Bathroom as En-Suite to ground floor Bedroom/Annexe

First Floor

First Floor Landing

shelved storage cupboard, frosted window

Bedroom One

dual aspect with windows to the front and rear, coved ceiling, radiator

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, radiator, built in cupboard with hanging and shelved storage space, airing cupboard with hot water cylinder

Shower Room

large shower, vanity unit with wash basin and W.C, towel radiator, frosted window

Outside

Garden

fully enclosed and at a lower level offering privacy, laid to lawn with flower and shrub borders, patio area in the West facing corner, timber garden shed and gated pedestrian access to the front.

Oil storage tank and external Oil fired boiler.

Garage (Part Converted)

storage area with electric roller door, power and light

Agents Note

Solar Panels

roof mounted Solar Panels generating electricity for the property

