

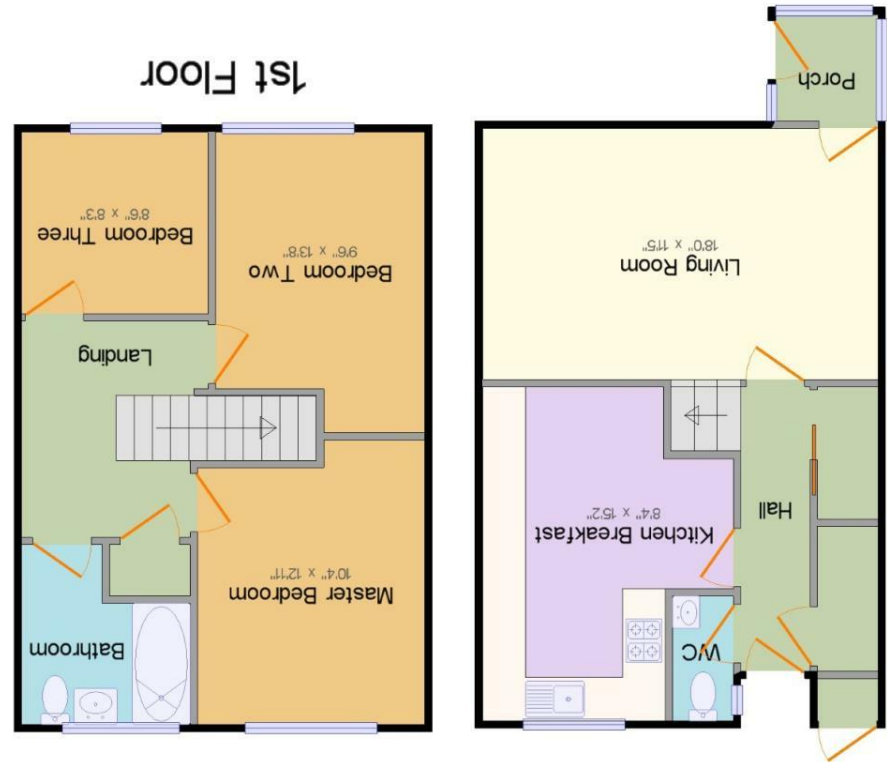
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (29-38)	B (69-80)
G (1-28)	A (81-91)

Total approx floor area: 994.4 ft² (92.4 m²)
 Ground Floor: 500.9 ft² (46.5 m²)
 1st Floor: 493.5 ft² (45.8 m²)

Ground Floor





- An EXCEPTIONAL three bedroom family home
- Modern, white bathroom suite.
- Within easy reach to St Neots Mainline Station.
- Enclosed Garden.

- Contemporary fitted Kitchen with integrated appliances.
- Gas to radiator central heating.
- Schools, shops and sporting facilities close by.
- Viewing essential!

Accommodation

Composite door to:

Entrance Porch

Of PVCu construction, inner glazed door to:

Living Room

5.5m x 3.5m (18' 1" x 11' 6") radiator, wall light points, picture window to the front aspect

Inner Hallway

generous shelved larder cupboard/storage, additional storage ideal for white goods/coats etc, laminate flooring, composite door to the Garden

Cloakroom

two piece white suite to comprise low level W.C and wash hand basin, laminate flooring, frosted window to the rear aspect

Kitchen and Dining Room

4.5m x 3.1m (14' 9" x 10' 2") beautifully refitted to comprise wall mounted eye level and base level storage cupboard units with fitted worksurfaces and complimentary splashback wall tiling, inset sink and drainer unit with mixer tap over, integrated double oven, gas hob and extractor, space for washing machine and dishwasher, laminate flooring, space for double width fridge/freezer, window to the rear aspect

First Floor Landing

access to the loft space, spacious storage cupboard with hanging rail

Bedroom One

3.6m x 3.1m (11' 10" x 10' 2") radiator, window to the rear aspect

Bedroom Two

3.5m x 2.9m (11' 6" x 9' 6") radiator, window to the front aspect

Bedroom Three

2.4m x 2.3m (7' 10" x 7' 7") radiator, window to the front aspect

Bathroom

2.5m x 1.9m (8' 2" x 6' 3") beautifully appointed to comprise panel bath with shower handset over and shower screen, vanity wash hand basin and concealed flush W.C., walls fully tiled, tiled floor, frosted window to the rear aspect.

Outside

paved front garden, fully enclosed with gated access, further gated access to the side leading to the fully enclosed rear garden laid partially to lawn with composite decking and gravelled areas ideal for entertaining, secure storage cupboard.

Agents Notes

this is a FREEHOLD property. If you have any further questions or wish to arrange a viewing appointment, please contact our St Neots office on 01480 406 400.

The current sellers of this beautiful home are buying a NEW BUILD property and completion may be by notice, depending on the stage of build.

