

Directions

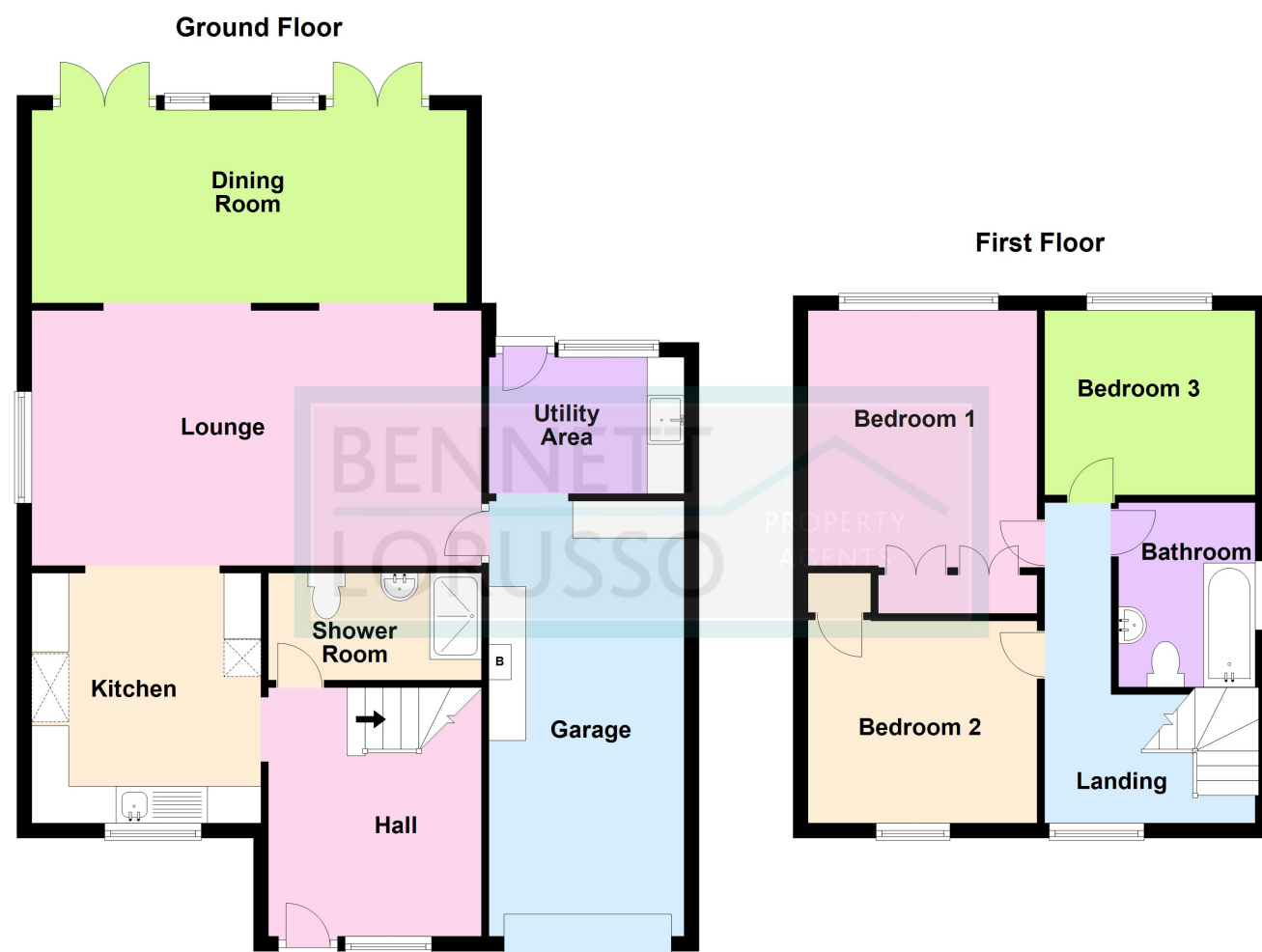
PE19 8HH.

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. 126.0 sq. metres (1356.0 sq. feet)



Tel: 01480 211777
www.bennettlorusso.co.uk



1 Warwick Court, Eaton Socon, St Neots, Cambridgeshire. PE19 8HH.

£425,000

An extended three bedroomed detached home situated on a corner plot in this highly regarded residential area with good access to local shops, pubs, schools, leisure facilities and riverside walks. The immaculate accommodation has many stylish improvements and includes, a spacious entrance hall and ground floor shower room, a useful utility room, a well fitted kitchen, large living room and a bright dining/family room with access on to the garden. Outside, there is ample parking, a good sized garage with electric rollover door and a well tended West facing rear garden. Move straight in and start enjoying this wonderful home immediately, call us to book your viewing!

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Ground Floor

Spacious Entrance Hall Composite entrance door, Porcelain tiled floor, cloaks area, radiator, stairs to the first floor with cupboard under.

Cloak/Shower Room Three piece suite comprising a large shower enclosure with dual head shower, vanity wash hand basin and a low level WC, fully tiled walls and floor, fitted storage cupboards, shaver point, extractor fan, mirror and light, heated towel rail.

Living Room 6.10m x 3.45m (20' 0" x 11' 4") Satellite TV and broadband connections, slate style flooring, two radiators, double glazed window to the side, recessed LED lighting to ceiling, opening on to:

Dining/Day Room 5.85m x 2.66m (19' 2" x 8' 9") Two designer vertical radiators, slate style flooring, two sets of double glazed French style doors on to the rear garden, recessed LED lighting to the ceiling.

Kitchen 3.40m x 3.10m (11' 2" x 10' 2") Well fitted with a highly individual range of base and wall units including display cupboards with lighting, a Range style dual fuel cooker with stainless steel extractor hood and splashback, integrated dishwasher and waste/recycling bins, larder cupboards, fridge/freezer space, splashback tiling, stainless steel 'Blanco' sink, double glazed window to the front, Porcelain tiled floor, recessed LED lighting to the ceiling.

Utility Room 2.64m x 1.83m (8' 8" x 6' 0") Stone sink and mixer tap over, Oak work surfaces, splashback tiling, plumbing for washing machine, tiled floor, composite door and double glazed window to the rear.

First Floor

Landing Access to the boarded and insulated loft space with power and lighting, double glazed window to the front.

Bedroom One 3.50m x 3.10m (11' 6" x 10' 2") Built-in wardrobes with drawer units and shelving, radiator, wall mounted TV connections, double glazed window to the rear.

Bedroom Two 3.10m x 2.75m min (10' 2" x 9' 0") Double glazed window to front, radiator, built-in wardrobe.

Bedroom Three 2.85m x 2.47m (9' 4" x 8' 1") Double glazed window to rear, radiator.

Bathroom Fitted with a quality three piece white suite incorporating a modern panelled bath, vanity wash hand basin and a low level WC with concealed cistern, fully tiled walls, mirror and light, shaver point, heated towel rail, double glazed window and tiled floor.

Exterior

Frontage Open plan and fully paved for easy parking, EV charging point.

Rear Garden Fully enclosed and laid mainly to lawn, timber decking, covered patio, raised bed with plants and shrubs, Gazebo, mature fruit trees, side access gate.

Garage 5.82m x 2.64m (19' 1" x 8' 8") With electric rollover door, fitted storage, power and lighting, well insulated and also housing the gas fired combination boiler.

Notes Freehold.
Council tax band - D £2358.44 pa.
Utilities:
Gas and electric are E-on.
Water & drainage are Anglian Water.



EPC

