

## Directions

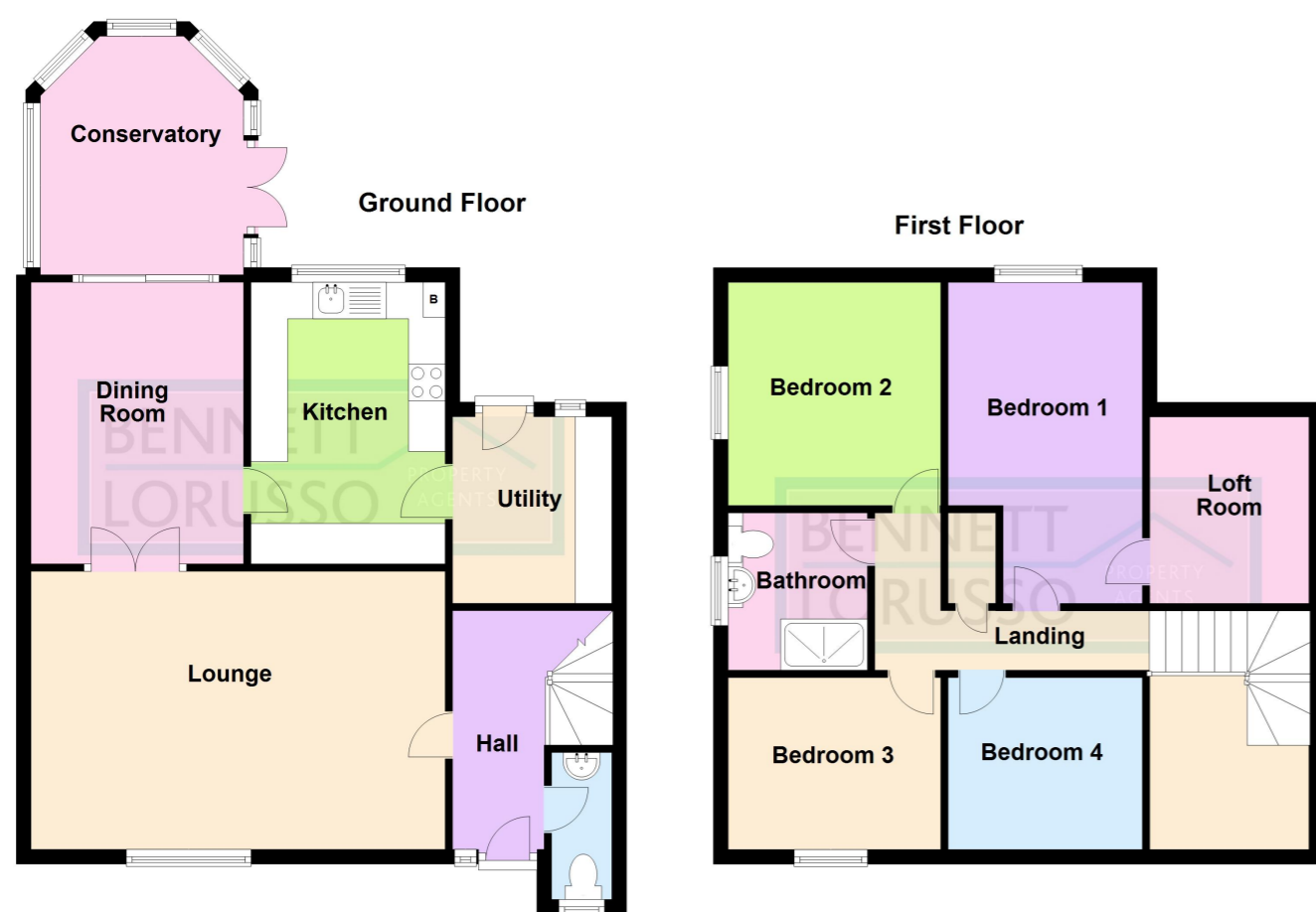
PE19 7DX.

## 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. 124.2 sq. metres (1337.4 sq. feet)

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.

Tel: 01480 211777

[www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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



34 Duloe Brook, Eaton Ford, St Neots, Cambridgeshire. PE19 7DX.

**OIEO £325,000**

A spacious four bedroom link-detached family home ideally located overlooking Duloe Brook to the front and with driveway parking at the rear. The well cared for accommodation includes, cloakroom, a separate lounge and dining room, conservatory, kitchen and large utility room, a family bathroom and scope for a possible en-suite shower room. Outside there is a pleasant and well tended rear garden, a green aspect to the front and parking for two cars. Internal viewing is strongly advised!



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

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



## Ground Floor

**Entrance Hall** UPVC double glazed entrance door, radiator, stairs to first floor, built-in cupboard, laminate wood effect flooring.

**Cloakroom** With a two piece white suite of wash hand basin and low level WC, tiling to half height, double glazed window and tiled floor.

**Living Room** 5.66m x 3.80m (18' 7" x 12' 6") 5.66m x 3.80m (18' 7" x 12' 6") Double glazed picture window overlooking Duloe Brook, TV points, wall mounted electric fire, double radiator, central heating thermostat, glazed double doors to:

**Dining Room** 3.85m x 2.90m (12' 8" x 9' 6") Radiator, sliding patio door to the conservatory and door to kitchen.

**Conservatory** 3.25m x 2.65m (10' 8" x 8' 8") Part brick and UPVC double glazed with a Victorian style roof, fitted blinds, double doors on to the rear garden.

**Kitchen** 3.85m x 2.65m (12' 8" x 8' 8") Fitted with a range of base and wall units, stainless steel sink and mixer tap, plumbing for dishwasher, splashback tiling, gas cooker point with extractor hood over, wall mounted gas fired boiler, double glazed window to rear, tiled floor, breakfast bar, door to:

**Utility Room** 2.55m x 2.35m (8' 4" x 7' 9") Plumbing for washing machine, fitted cupboards, ceramic tiled floor, double glazed window and door to the rear garden.

## First Floor

**Landing** Access to the loft space, airing cupboard.

**Bedroom One** 4.42m x 2.70m (14' 6" x 8' 10") Double glazed window to rear, radiator, walk-in store room which could be converted in to an en-suite shower room. Store Room 2.60m x 2.40m (8' 6" x 7' 10")

**Bedroom Two** 3.20m x 2.90m (10' 6" x 9' 6") Double glazed window to the side, radiator, laminate wood effect flooring.

**Bedroom Three** 2.90m x 2.35m (9' 6" x 7' 9") Double glazed window to the front, radiator, large double wardrobe with sliding doors (available by negotiation).

**Bedroom Four** 2.69m x 2.35m (8' 10" x 7' 9") Double glazed window to the front, radiator.

**Bathroom** Comprising a three piece suite of shower enclosure, vanity wash hand basin and low level WC, double glazed window, heated towel rail, ceramic tiled floor.

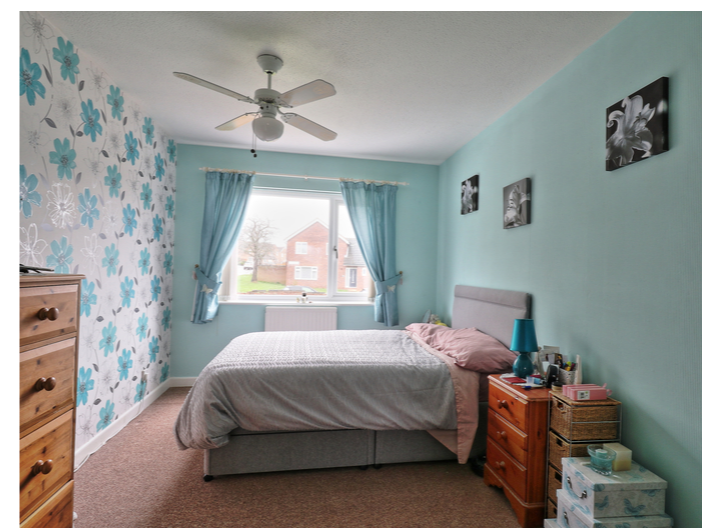
## Outside

**Front** Open plan fronting on to Duloe Brook.

**Rear Garden** Fully enclosed and laid to lawn, two patios, stone chipped borders, tap and light, storm porch, concrete driveway and double wooden gates to the rear.

**Parking** Driveway parking to the rear for two cars.

**Notes** FREEHOLD.  
Council tax band C £1985.89pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	60	80
England, Scotland & Wales	EU Directive 2002/91/EC	