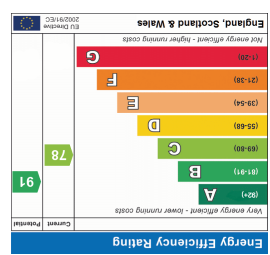


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1045794)



Hogsden Leys, St. Neots, PE19 6AD
 Approximate Gross Internal Area = 79.7 sq m / 856 sq ft



- approximately 860 sq. ft
- Large EAT-In Kitchen
- Ground floor Cloakroom
- Allocated parking to the rear

- Two DOUBLE bedrooms
- With walking distance of St Neots MAINLINE station offering a FAST TRAIN service into London in under 40 minutes
- Southerly facing garden
- Close to facilities



Accommodation

composite door with storm canopy over to:

Hallway

staircase rising to First Floor Landing, door to:

Lounge

4.1m x 3.7m (13' 5" x 12' 2") radiator, coving to plain finish ceiling, under stairs storage cupboard, window to the front aspect

Kitchen & Dining Room

4.1m x 3.5m (13' 5" x 11' 6") to comprise modern wall mounted and base level storage cupboard units with fitted worksurfaces, inset sink and drainer unit, splashback wall tiling, plumbing for automatic washing machine and under counter fridge, space for upright fridge/freezer, wall mounted gas fired boiler (serving domestic hot water and central heating supply), integrated fan assisted oven with gas hob and extractor, radiator, window to the rear aspect, inner door to:

Rear Hallway

part glazed door to the Garden, door to:

Cloakroom

two piece white suite to comprise low level W.C and wall mounted wash hand basin, radiator

First Floor Landing

radiator, access to the insulated loft space

Bedroom One

4.7m x 3.6m (15' 5" x 11' 10") radiator, two windows to the front aspect

Bedroom Two

4.6m x 2.61m (15' 1" x 8' 7") radiator, window to the rear aspect

Bathroom

three piece white suite to comprise panel bath with shower over, low level W.C and wash hand basin with splashback wall tiling (fully tiled to bath), radiator, frosted window to the rear aspect, shelved airing cupboard

Outside

a SOUTHERLY facing rear garden mainly laid to lawn, fully enclosed with paved entertainment area, gated access to the rear leading out to the ALLOCATED PARKING SPACE

Agents Notes

There is an annual management fee for this property of £150.00.

If you have any questions relating to the property, or to arrange a viewing, please call or St Neots office on 01480 406 400.

