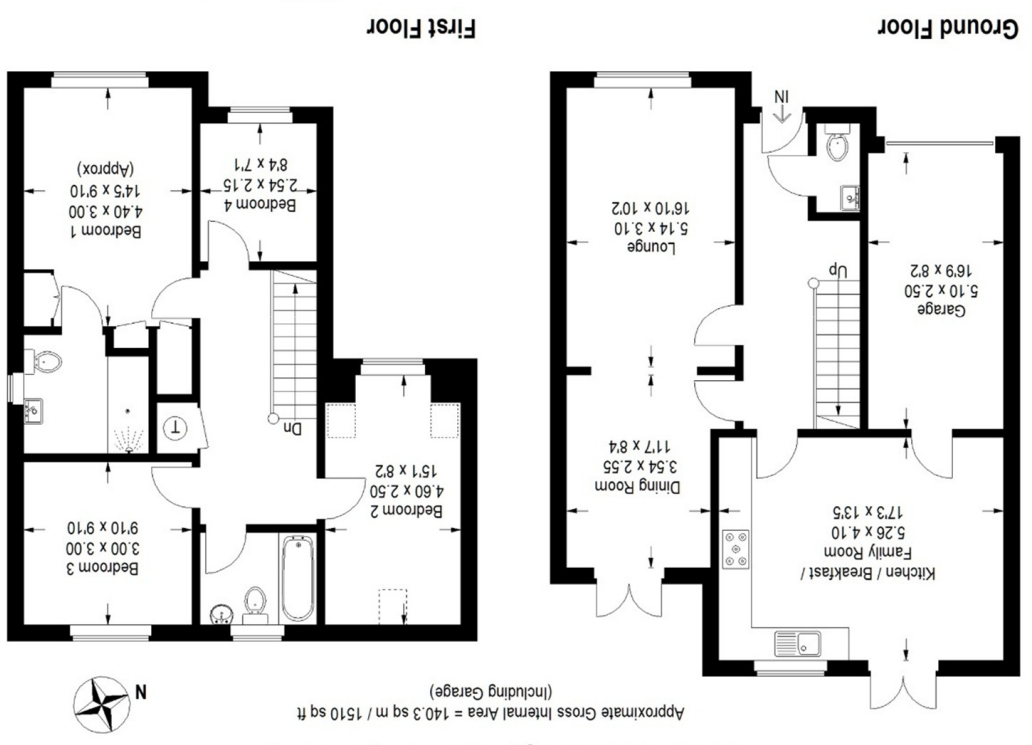


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever 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. (ID815295)
Housepix Ltd

= Reduced headroom below 1.5 m / 5'0"



Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft (including Garage)

Chamberlain Way, St. Neots, PE19 1RD



- An EXCEPTIONAL detached Family home
- Sympathetically extended to the ground floor
- Eat-In Kitchen and Breakfast Room
- Favoured location, within walking distance of Priory Park, the Town Centre and the mainline station to London Kings Cross
- Refitted Bathrooms
- Viewings highly recommended and strictly by appointment.



accommodation

part glazed PVCu door with storm canopy over to:

Entrance Hallway

staircase rising to First Floor Landing with storage cupboard under, radiator

Cloakroom

two piece suite comprising of low level W.C and pedestal wash hand basin, splashback wall tiling, radiator

Kitchen/Breakfast/Family Room

5.26m x 4.00m (17' 3" x 13' 1") beautifully remodelled to comprise an array of newly fitted base level and wall mounted cupboard units, pelmet and floor level lighting, integrated dishwasher, fridge and washing machine, 7 burner gas RANGEMASTER cooker with extractor over, inset sink and drainer unit with metro brick splashback wall tiling, window to the rear aspect, concealed gas fired boiler serving domestic hot water and central heating supply, double doors to the Garden, door to the Garage

Lounge

5.14m x 3.10m (16' 10" x 10' 2") central feature fire surround with inset flame effect fire, radiator, window to the front aspect

Dining Room

3.54m x 2.55m (11' 7" x 8' 4") radiator, double doors to the Garden

First Floor Landing

access to the loft space, radiator, shelved airing cupboard housing hot water cylinder

Bedroom One

4.32m x 3.00m (14' 2" x 9' 10") fitted double width and single width wardrobes, radiator, window to the front aspect

En-Suite

three piece REFITTED suite to comprise double width shower cubicle, low level W.C and pedestal wash hand basin, radiator, frosted window to the side aspect

Bedroom Two

4.60m x 2.50m (15' 1" x 8' 2") radiator, skylight window to the rear aspect with fitted blind, window to the front

Bedroom Three

3.00m x 3.00m (9' 10" x 9' 10") radiator, window to the rear aspect

Bedroom Four

2.54m x 2.15m (8' 4" x 7' 1") radiator, window to the front aspect

Bathroom

2.10m x 1.70m (6' 11" x 5' 7") REFITTED white suite to comprise panel bath with shower handset over and glass shower screen, low level W.C and pedestal wash hand basin, walls fully tiled, radiator, frosted window to the rear aspect

Garden

fully enclosed rear garden mainly laid to lawn with extensive patio area. Front garden laid to lawn with block paved driveway for two vehicles and leading to the Garage.

Garage

with electric up and over roller door, power and light connected, internal door through to the Kitchen.

Agents Note

a beautifully presented house updated by the current sellers to provide a modern heating system and boiler, replacement PVCu windows and doors throughout along with refitted bathrooms and kitchen units/appliances.

