

Directions

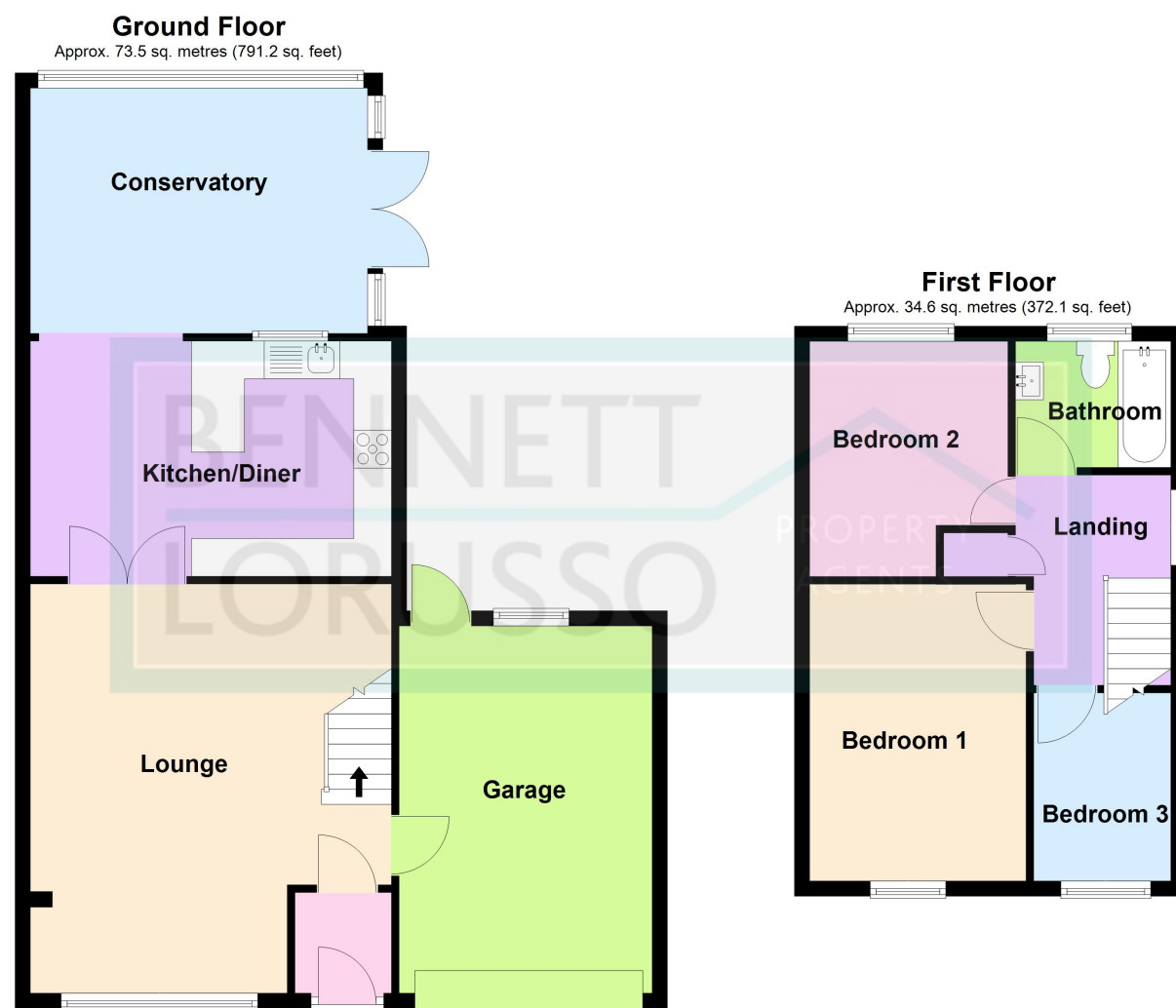
PE19 8PD.

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.



8 Simpkin Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8PD.

OIEO £325,000

An established three bedroomed semi-detached home situated in a well regarded cul-de-sac location with a generously sized South facing rear garden and an adjacent garage. The bright and spacious accommodation includes, a living room to the front with full length window, a modern fitted kitchen/diner, a large double glazed, heated conservatory and a first floor bathroom with a white suite. There is UPVC double glazing throughout as well as gas fired radiator central heating and the plot offers ample scope for extending (STPP).

Property in this location is seldom for sale for very long, so don't delay!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Porch UPVC double glazed entrance door, meter cupboard, laminate wood effect flooring, door to:

Living Room 5.43m x 4.76m max (17' 10" x 15' 7") Double glazed full length window to the front, radiator, laminate wood effect flooring, Cable TV point, central heating control, further radiator, stairs to the first floor with cupboard under, half glazed double doors through to:

Kitchen/Diner 4.76m x 3.11m (15' 7" x 10' 2") Fitted with a good range of Shaker style base and wall units, plumbing for washing machine, integrated dishwasher, stainless steel five burner gas hob with extractor hood over, split level double electric oven, splashback tiling, breakfast bar, under counter fridge, radiator, tile effect laminate flooring, opening through to the conservatory.

Conservatory 4.82m x 3.20m (15' 10" x 10' 6") Part brick and UPVC double glazed, radiator, laminate tile effect flooring, electric radiator, double doors on to the rear garden.

First Floor

Landing Ladder access to the loft space which also houses the gas fired boiler, airing cupboard, double glazed window to the side.

Bedroom One 3.86m x 2.83m (12' 8" x 9' 3") Double glazed window to the front, radiator, laminate wood effect flooring.

Bedroom Two 3.23m x 2.63m max (10' 7" x 8' 8") Double glazed window to the rear, radiator, laminate wood effect flooring.

Bedroom Three 2.60m x 1.90m (8' 6" x 6' 3") Double glazed window to the front, radiator, laminate wood effect flooring.

Bathroom Three piece white suite comprising a modern panelled bath with 'Mira' shower over, pedestal wash hand basin and a low level WC, fully tiled walls, double glazed window, radiator and a ceramic tiled floor.

Outside

Front Open plan, driveway parking.

Rear Garden A generously sized South facing rear garden, laid to lawn with well stocked and established borders, patio, water tap and lighting, timber shed, rear gate.

Garage 4.88m x 3.37m (16' 0" x 11' 1") Panelled with UPVC double glazed doors to the front and rear, power and lighting, plumbing for washing machine, laminate wood effect flooring, double glazed window to the rear aspect.

Notes FREEHOLD.
Council tax band C- £2193.53 for 2025/26.

