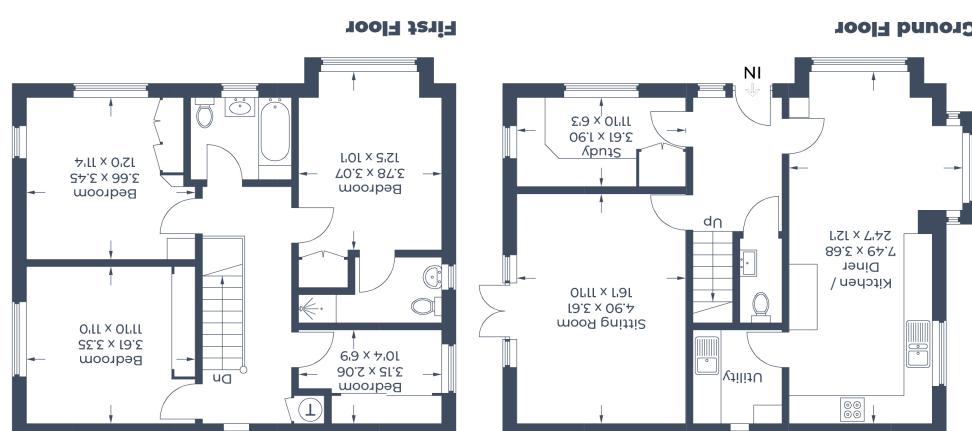
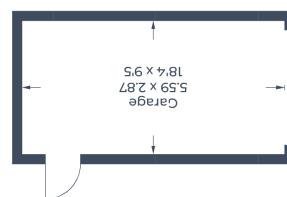


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(Not shown in actual location / Orientation)



Approximate Gross Internal Area  
Ground Floor = 64.2 sq m / 691 sq ft  
First Floor = 62.7 sq m / 675 sq ft  
Garage = 16 sq m / 172 sq ft  
Total = 142.9 sq m / 1,538 sq ft



- Beautifully presented DETACHED family home
- walking distance of St Neots Mainline Station
- Two reception rooms

- Popular Loves Farm development
- Spacious 27ft Kitchen & Dining Room
- Garage and driveway alongside the property



#### ACCOMMODATION

composite door to:

#### Entrance Hallway

staircase rising to First Floor Landing, window to the side

#### Cloakroom

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

#### Kitchen & Dining Room

a generous 27ft family space to comprise an array of wall and floor mounted storage cupboard units, fitted work surfaces with inset sink and drainer unit, integrated appliances to include fan assisted oven, five burner gas hob with extractor over, dishwasher and fridge/freezer, feature bay window to the front with fitted seating/storage, additional window to the front, door to:

#### Utility Room

plumbing for automatic washing machine, space for tumble dryer, fitted wall mounted and floor level storage cupboard units, worksurface with inset sink, window to the side

#### Lounge

contemporary vertical radiators, double doors to the Garden

#### Study

an array of fitted storage furniture, radiator, window to the rear & side aspects

#### First Floor Landing

window to the side, cupboard housing hot water cylinder

#### Principle Bedroom

built-in storage cupboard, window to the side, radiator, door to:



#### En-Suite

three piece suite to comprise fully tiled shower enclosure, pedestal wash hand basin and low level W.C., splashback wall tiling, heated towel radiator, frosted window

#### Bedroom Two

fitted bedroom furniture, radiator, access to the loft space, window to the side and rear aspects

#### Bedroom Three

fitted bedroom furniture, radiator, window to the rear

#### Bedroom Four

fitted bedroom furniture, radiator, window to the front

#### Family Bathroom

three piece white suite to comprise panel bath with hand held shower attachment over and screen, pedestal wash hand basin and low level W.C., splashback wall tiling (fully tiled to bath), radiator, frosted window

#### Outside

fully enclosed rear garden laid to lawn with raised decked and patio areas, personal door to the:

#### Garage

with up & over door, power connected

#### Estate Management Charge

this is a FREEHOLD property subject to an annual Estate Management Charge. The charge for 2026 was £221.00

#### Agents Notes

have any questions or would like to arrange a viewing? please contact our St Neots office and we will be happy to help. 01480 406400.

