

Directions

PE19 6AX.

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. 144.9 sq. metres (1559.6 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.



72 Loves Way, St Neots, Cambridgeshire. PE19 6AX.

OIEO £425,000

An immaculate and much improved four bedroom detached family home with a double garage and well located on this popular development adjacent to St Neots mainline station.

The excellent accommodation includes, cloakroom, dining room, double aspect living room, a stunning refitted kitchen/breakfast room with access on to the rear garden, four good sized bedrooms and two bathrooms including a stylish refitted en-suite shower room. Outside, there is a low maintenance frontage, a South facing rear garden and of course the double garage with twin electronic doors. A superb, well designed home and early viewing is recommended.



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Ground Floor

Entrance Hall Composite, part double glazed, high security entrance door. Cloaks cupboard, 'Hive' central heating thermostat control, smoke alarm, designer double radiator, stairs to the first floor with storage space under, recessed lighting to ceiling, UTILITY cupboard with plumbing for washing machine and space for a tumble dryer.

Cloakroom Refitted two piece white suite comprising vanity wash hand basin with mixer tap and low level WC, floor tiling, radiator, wall tiling to half height, extractor fan and recessed lighting to ceiling.

Dining Room 3.76m x 2.76m (12' 4" x 9' 1") Two double glazed windows to the front and side aspects with fitted plantation shutters, designer radiator, recessed lighting to ceiling.

Living Room 4.80m x 3.26m (15' 9" x 10' 8") A light and spacious double aspect room with double glazed window to the front with fitted shutters and French style doors to the rear garden with fitted vertical blinds, Sky TV connection, radiator.

Kitchen/Breakfast Room 4.55m x 3.93m (14' 11" x 12' 11") A stunning, contemporary refitted kitchen with an extensive quality range of handle less base and wall units with soft close fittings, composite bowl and a quarter sink with waste disposal and a 'Quooker' swan neck tap, integrated dishwasher, wood grain worksurfaces and matching splashbacks, large fridge/freezer space, wine cooler, pull-out larder, fitted split level double oven and a separate microwave oven, induction hob with glazed splashback and an extractor hood over, and island with fitted storage and a breakfast bar, ceramic tiled floor, vertical radiator, recessed lighting to ceiling, two double glazed windows to the side aspect and sliding patio doors on to the rear garden.

First Floor

Landing Airing cupboard also housing the gas fired boiler, access to the roof space, double glazed window to the rear with fitted shutter, designer radiator, recessed lighting to ceiling.

Bedroom One 3.94m x 3.40m (12' 11" x 11' 2") Two double glazed windows to the front and rear with fitted shutters, designer radiator, recessed lighting to ceiling, door to:

En-suite Shower Room Stylishly refitted with a modern three piece white suite incorporating a large shower enclosure, vanity wash hand basin with waterfall tap and a low level WC, fully tiled walls and floor, cabinet with lighting, double glazed window, extractor fan, heated towel rail and recessed lighting to ceiling.

Bedroom Two 3.95m x 2.76m (13' 0" x 9' 1") An ideal guest room with double glazed windows to the front and side with fitted shutters, radiator.

Bedroom Three 3.15m x 2.35m (10' 4" x 7' 9") Double glazed window to the rear with fitted shutters, radiator, large double wardrobe with sliding doors.

Bedroom Four 2.50m x 2.40m min (8' 2" x 7' 10") Radiator, double glazed window to front with fitted shutters.

Main Bathroom Three piece suite comprising a modern panelled bath with mixer shower and screen, a wall hung wash hand basin and a low level WC, splash back tiling, heated towel rail, double glazed window, extractor fan, Karndean flooring.

Exterior

Front Attractively laid out with stone chips and sleeper edging, planters and artificial lawn, paved pathway to the front door and side gate, stretches round to the other side of the property too.

Rear Garden South facing, fully enclosed, large paved patio, artificial lawn, bark chip borders, exterior lighting, water tap, storage shed, side access gate.

Double Garage 5.75m x 5.16m (18' 10" x 16' 11") Adjoining the property but access via the rear. With twin electronic up and over doors, power and lighting, ample roof storage space and a personal door to the rear garden, fully alarmed. (The gym equipment is available by separate negotiation).

Notes FREEHOLD.
Council tax band -E £3016.10 pa.
There are no estate management charges.
Lutron lighting system, can be operated manually, or remotely via an App.
Hive heating control.
Gym equipment is available to purchase.



EPC

