

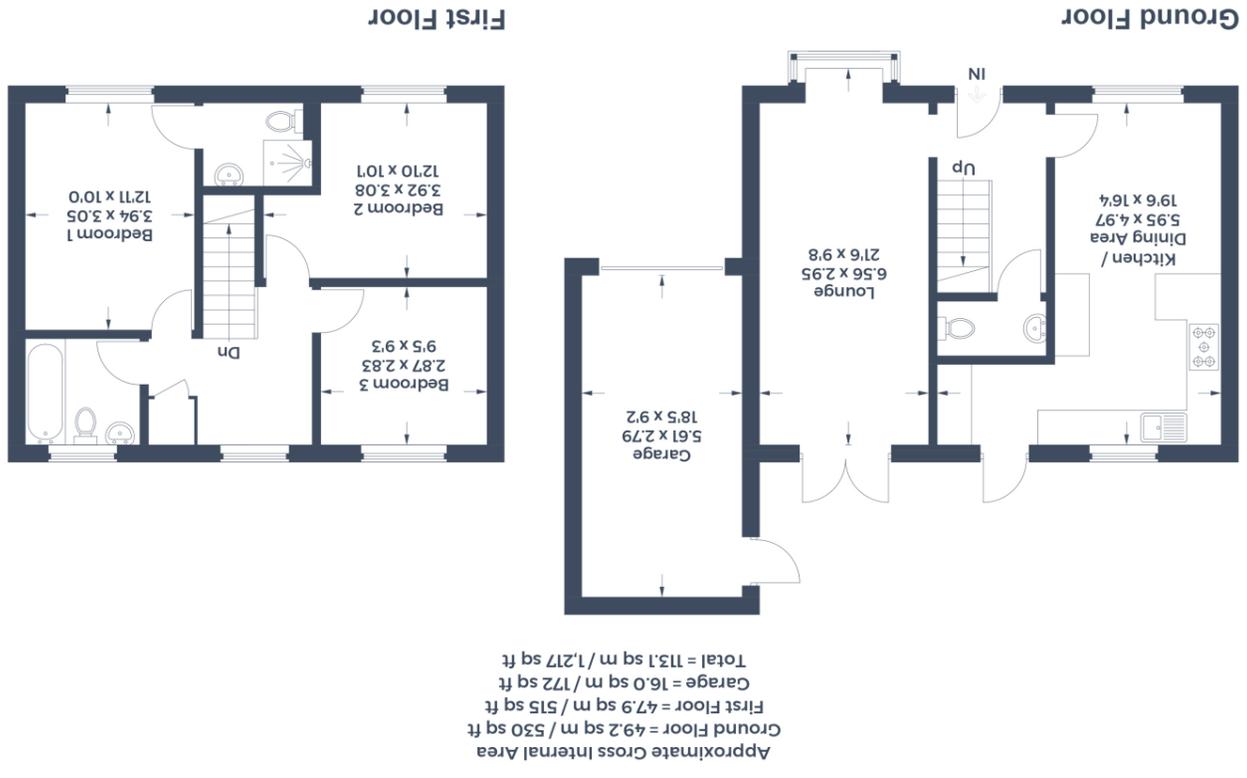
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Energy Efficiency Rating	
Current Rating	Potential Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
79	90

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.

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## 61 Hogsden Leys, St Neots, Cambridgeshire PE19 6AD

£400,000

- Immaculately presented DETACHED HOUSE.
- En-Suite to Bedroom One.
- Garage and off road parking.
- NO FORWARD CHAIN.
- Three DOUBLE BEDROOMS.
- Refitted Kitchen and Utility area with integrated appliances.
- South West facing Garden.



### Introduction

An EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DETACHED HOUSE situated near the edge of this popular modern development within WALKING DISTANCE OF ST NEOTS MAINLINE TRAIN STATION.

Stunning bespoke REFITTED KITCHEN complete with quality integrated appliances and Quartz work surfaces alongside a fully fitted Utility Area.

Carpets replaced throughout in 2023.

THREE DOUBLE BEDROOMS with updated En-Suite to Bedroom One.

The SOUTH WEST FACING rear garden is established nicely and laid to lawn with patio areas and gated pedestrian access to the front and into the Garage.

Offered for sale with NO FORWARD CHAIN.

### Ground Floor

#### Accommodation

Door to

#### Entrance Hall

Kährs herringbone pattern flooring, stairs to the First Floor Landing, radiator

#### W.C

W.C, pedestal wash basin, radiator

#### Kitchen Dining Room

refitted with bespoke German kitchen comprising base and eye level cupboards with under cupboard lighting, Quartz work surfaces with one and a half bowl sink inset, larder cupboard with pull out shelving, integrated Neff "slide and hide" electric fan assisted oven, combination microwave, fridge freezer and Smeg dishwasher, AEG induction hob, extractor, pull out refuse and recycling cupboard, Moduleo flooring, window to the rear aspect, window to the front aspect with fitted shutters

#### Utility Area

fitted cabinets housing integrated washing machine and gas fired boiler, radiator, part glazed door to the rear garden

#### Lounge

recessed square bay with windows to the front aspect, French doors to the rear garden, radiators, TV point

#### First Floor

##### First Floor Landing

window to the rear aspect, radiator, airing cupboard with hot water cylinder, loft access (loft is boarded and has fitted retractable ladder)

##### Bedroom One

window to the front aspect, radiator, TV point

##### En-Suite Shower Room

fully tiled and comprising large shower, pedestal wash basin, W.C, radiator, electric shaver socket, frosted window

##### Bedroom Two

window to the front aspect, radiator

##### Bedroom Three

window to the rear aspect, radiator, network cable to Entrance Hall (for Home Office)

#### Bathroom

bath with thermostatic mixer tap shower attachment and fully tiled surround, W.C, pedestal wash basin, frosted window, radiator, electric shaver socket

#### Outside

##### Front Garden & Parking

the front garden is enclosed by attractive hedgerow with paths leading to the front door and pedestrian garden gate. The drive offers off road parking in front of the Garage

##### Rear Garden

fully enclosed and laid mainly to lawn with paved patio areas. Outside tap and lighting and personal door to the Garage

#### Garage

up and over door, power, light, open eaves storage space and personal door to the Rear Garden

#### Agents Note

This property is not subject to any Service Charges

