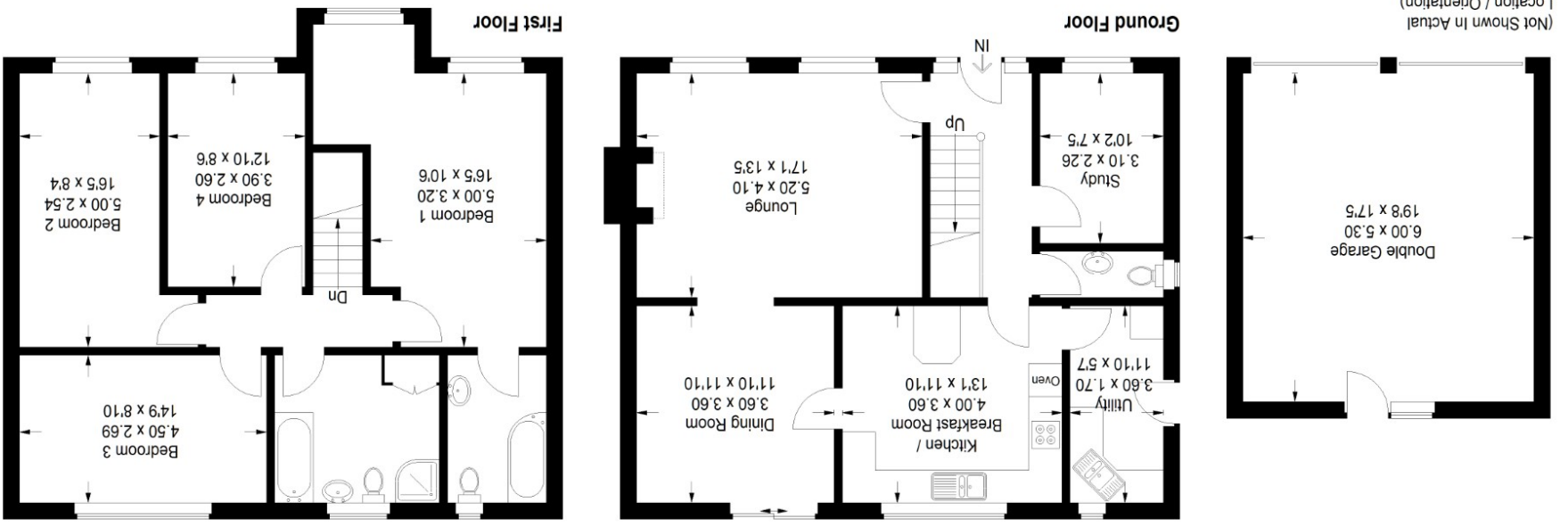


Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (81-91)
G (1-20)	A (92-100)
Current Rating	78
England, Scotland & Wales	59

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. (ID1062681)



Staploe Lane, Staploe PE19 5JA
 Approximate Gross Internal Area = 153.0 sq m / 1646 sq ft
 Garage = 32.7 sq m / 352 sq ft
 Total = 185.7 sq m / 1998 sq ft



- Sought after Hamlet location just outside St Neots.
- PVCu double glazing throughout.
- Detached double garage and ample gated off road parking.

- Semi-rural location, backing onto open farmland.
- Stunning enclosed gardens.



Ground Floor

Accommodation

The house offers FOUR DOUBLE BEDROOMS with EN-SUITE BATHROOM to principle bedroom. There are THREE RECEPTION ROOMS, a generous KITCHEN BREAKFAST ROOM and UTILITY ROOM.

PVCu double glazing throughout.

Ample gated off road parking leads to the DETACHED DOUBLE GARAGE. The rear garden is fully enclosed and enjoys views over the open farmland to the rear.

Door to

Entrance Hall

stairs to the First Floor Landing, electric night storage heater

W.C

W.C, wash hand basin, frosted window

Lounge

two windows to the front aspect, fireplace with open fire, electric night storage heater, TV point, coved ceiling, arch through to Dining Room

Dining Room

sliding patio doors to the Rear Garden, electric night storage heater, coved ceiling, door to Kitchen Breakfast Room

Kitchen Breakfast Room

base and eye level cupboards, work surfaces with tiled splash backs and one and a half bowl sink unit with mixer tap, plumbing for dishwasher, window to the rear aspect, integrated double oven, ceramic hob and extractor, breakfast bar, electric night storage heater, door to Utility Room

Utility Room

tall storage cupboard, base level cupboards, sink with mixer tap, work surfaces with tiled splash backs, plumbing for washing machine, window to the rear aspect, door to the side

Study

window to the front aspect, electric night storage heater, coved ceiling

First Floor

First Floor Landing

doors to

Bedroom One

two windows to the front aspect, electric night storage heater, loft access

En-Suite Bathroom

corner bath with shower, pedestal wash basin, W.C, heated towel rail, fan heater, frosted window

Bedroom Two

window to the front aspect, electric night storage heater

Bedroom Three

window to the rear aspect, electric night storage heater

Bedroom Four

window to the front aspect, electric night storage heater

Bathroom

bath, corner shower, pedestal wash basin, W.C, large airing cupboard, heated towel rail, frosted window, electric shaver socket, fan heater, tiled floor

Outside

Front Garden

enclosed and laid mainly to lawn with flower and shrub borders, outside lighting and gated driveway for three vehicles

Double Garage

up and over doors, power, light and storage space in the roof, personal door to the rear

Rear Garden

fully enclosed and laid mainly to lawn with a paved patio, timber decking with Pergola over the Brook, outside tap, gated pedestrian access to the front, views over open farmland

