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## 2a Staploe, St Neots, Bedfordshire PE19 5JA

£385,000

- An established and recently updated NON ESTATE PROPERTY SITUATED IN SEMI RURAL LOCATION on a large private plot.
- Large, SOUTH facing plot with open views on three sides
- PVCu double glazed throughout
- 20ft triple aspect Lounge/Garden Room overlooking the Garden with open views
- Refitted Kitchen and Bathrooms
- Utility Room & Cloakroom

### Accommodation

composite door with glazed side panels to:

### Entrance Hallway

staircase leading to First Floor Landing, tiled 'floorboard' effect flooring, radiator

### Kitchen & Dining Room

4.28m x 3.3m (14' 1" x 10' 10") a beautifully refitted kitchen to comprise wall mounted and base level storage cupboard units, inset sink and drainer with 'metro brick' splashback wall tiling, large shelved pantry, radiator, integrated fridge/freezer & dishwasher, fitted double Range style oven, window to the rear

### Utility and Cloakroom

2.00m x 1.8m (6' 7" x 5' 11") W.C and wash hand basin, fitted worksurface with space under for automatic washing machine and tumble dryer, splashback wall tiling, heated towel radiator, tiled 'floor board' effect flooring, window to the front

### Bedroom Three/Family Room

4.00m x 3.30m (13' 1" x 10' 10") central fireplace with wooden surround and cast iron hearth, fitted tall storage unit, radiator, window to the front

### Lounge

6.00m x 4.7m (19' 8" x 15' 5") a bright and spacious triple aspect room with doors opening out to the Garden and offering open views across Farmland, two radiators, large storage cupboard

### First Floor Landing

large picture window, airing cupboard, access to the loft space

### Bedroom One

4.00m x 3.00m (13' 1" x 9' 10") radiator, window to the front

### Bedroom Two

3.3m x 3.3m (10' 10" x 10' 10") radiator, window to the rear

### Bathroom

four piece suite to comprise enclosed shower cubicle, panelled bath, vanity wash hand basin and low level W.C, heated towel radiator, ceramic wall tiling to half height, window to the front

### Outside

the property sits on a LARGE, southerly facing and established plot with farmland views to three aspects, boasting a high degree of privacy. There is a generous driveway to the front off the property providing secure off street parking for numerous vehicles. Gated access from the front leading through to the rear garden. To the rear of the plot are two timber sheds.

### Agents Notes

The property benefits from a newly installed oil fired boiler and tank, PVCu double glazing and a refitted Kitchen.

Staploe is a small Hamlet, to the west of St Neots. St Neots offers a 'fast train' service into London (in under 40 minutes).

If you require any other information relating to this property, or would like to arrange a viewing, please contact our St Neots office on 01480 406 400.

