

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

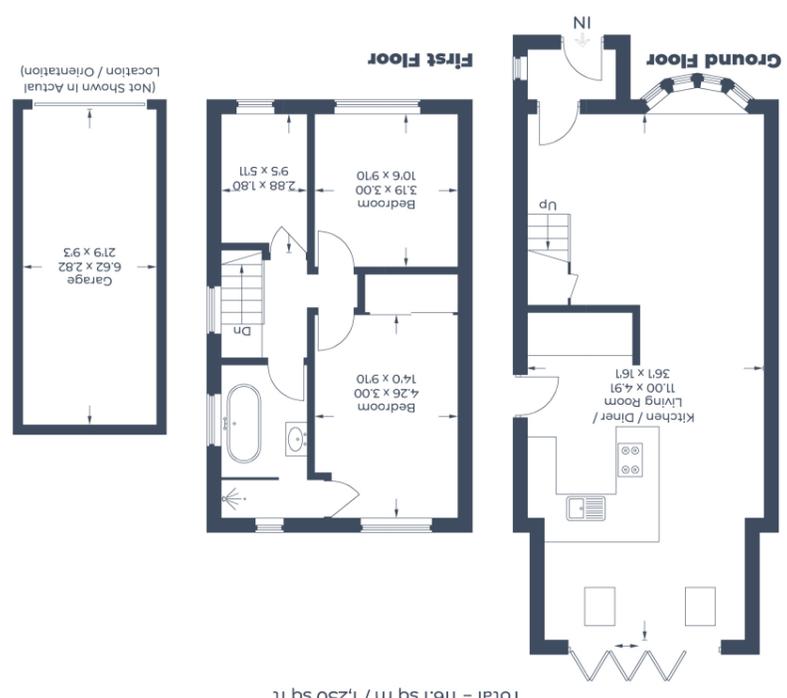


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
86	(81-90)
74	(69-80)

© CJ Property Marketing Produced for Peter & Lane  
 Illustration for identification purposes only.  
 measurements are approximate, not to scale.



Approximate Gross Internal Area  
 Ground Floor = 55.8 sq m / 601 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Garage = 18.5 sq m / 199 sq ft  
 Total = 116.1 sq m / 1,250 sq ft





- A beautifully modern three bedroom family home
- Vaulted extension to the rear of the property
- Favoured location, close to the town centre
- Parking for numerous vehicles and a single garage

- Contemporary Kitchen and Bathroom
- Bi-fold doors to the outside
- Crosshall School and Longsands School catchment

#### ACCOMMODATION

composite door to:

#### Entrance Porch

window to the side aspect, part glazed inner door to:

#### Lounge

staircase rising to First Floor Landing, radiator, luxury herringbone wood effect flooring throughout the ground floor, radiator, inset ceiling halogen lighting, window to the front aspect, open to:

#### Kitchen & Dining Room

beautifully appointed to comprise an array of contemporary base level and wall mounted storage cupboard units, inset deep butler sink, fitted solid worksurface with breakfast bar, integrated cooking appliances to include fan assisted double combination ovens, induction hob and wine fridge, stable door to the outside

#### Family Room

with bi-fold doors opening out to the Garden, Velux skylight windows

#### First Floor Landing

window to the side aspect

#### Bedroom One

attractive wall panelling, fitted double width wardrobes, window to the rear aspect with beautiful meadow view, radiator, door to the Bathroom

#### Bedroom Two

radiator, window to the front aspect

#### Bedroom Three

radiator, window to the front aspect

#### Bathroom

with 'Jack & Jill' access to both Bedroom One and the Landing, this generously sized Bathroom comprises a fully tiled shower enclosure with waterfall shower head and hand held shower attachment, stand alone bath, vanity wash hand basin and low level W.C, feature metro brick and hexagon splashback wall tiling, heated towel radiator, frosted windows to the side and rear aspects

#### Outside

Brick paved driveway providing off street parking for several vehicles with double gates to the side giving access to the GARAGE. Large rear garden, fully enclosed and laid to lawn with extensive porcelain tiled seating area

#### Garage

an 'oversized' garage with up and over door, power/light connected

#### Agents Notes

this is a FREEHOLD property. If you have any question relating to this property or would like to arrange a viewing appointment, please contact our St Neots office on 01480 406 400

