

Directions

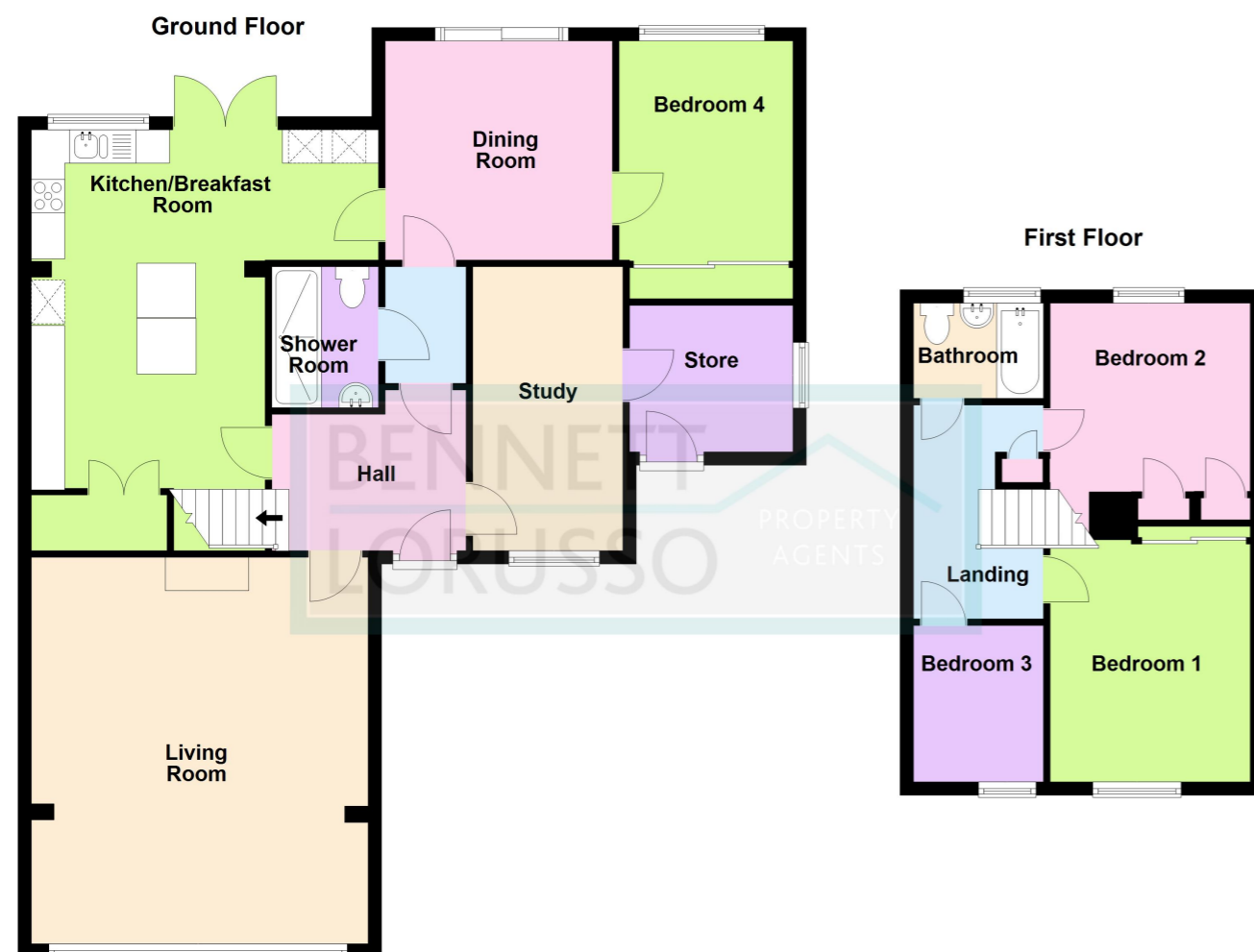
PE19 2UJ.

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. 142.6 sq. metres (1534.7 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS



9 Linley Road, Eynesbury, St Neots, Cambridgeshire. PE19 2UJ.

£425,000

A substantially extended four bedroomed family home with ANNEXE potential, situated in a well regarded residential location with a good sized driveway and a thoughtfully laid out rear garden. The immaculately presented, versatile accommodation includes a ground floor shower room and double bedroom, a spacious study, large store room, a superbly fitted kitchen/breakfast room with utility area, dining room and a huge lounge to the front. On the first floor, there are three bedrooms and a bathroom with a modern white suite. Internal viewing is essential to fully appreciate the amazing space on offer!



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Ground Floor

Spacious Entrance Hall Composite double glazed entrance door, wood effect laminate flooring, radiator, stairs to the first floor.

Shower Room With a three piece white suite comprising a double shower enclosure with electric shower, vanity wash hand basin and low level WC, extensive tiling, recessed lighting to ceiling with motion sensor.

Living Room 5.80m x 5.05m (19' 0" x 16' 7") A huge room with lots of light and a feature fireplace with real flame gas fire, wall light points, laminate wood effect flooring, double glazed picture window to the front aspect, one conventional radiator and one vertical radiator, lighting dimmer control.

Dining Room 3.46m x 3.30m (11' 4" x 10' 10") Sliding patio doors to the rear garden, radiator, door to GF Bedroom Four and a fully glazed door through to the entrance hall.

Ground Floor Bedroom Four 3.86m x 2.60m max (12' 8" x 8' 6") Quality fitted wardrobes with sliding doors, radiator, double glazed window to the rear.

Kitchen/Breakfast Room 5.06m x 5.0m plus pantry (16' 7" x 16' 5") Well fitted with a good range of modern White units and Oak 'waterfall' work surfaces, cupboard underlighting, very useful walk-in pantry cupboard with motion light, Oak topped breakfast table and a feature Island unit with Quartz surface, stainless steel sink and mixer tap, plumbing for dishwasher, fridge/freezer space, induction hob and electric oven, Oak fitted shelving, double glazed window and French style doors on to the rear garden. Utility area with radiator, plumbing for washing machine and space for a tumble dryer, large fitted blackboard, door to the dining room.

Study 4.27m x 2.26m (14' 0" x 7' 5") A good sized room with double glazed window to the front, radiator and drop-down timber ladder access to the loft space, double cupboard housing the gas fired condensing boiler.

Store Room 2.20m x 2.12m (7' 3" x 6' 11") UPVC door to the front and double glazed window to side.

First Floor

Landing Ladder access to the loft space, central heating programmer, airing cupboard, recessed lighting to ceiling.

Bedroom One 3.65m x 3.0m (12' 0" x 9' 10") Smartly fitted wardrobes with sliding doors, fitted shelving and lighting. Radiator, double glazed window to front.

Bedroom Two 3.04m x 3.0m plus wardrobes (10' 0" x 9' 10") Built-in shelved airing cupboard and wardrobe to the side with double hanging rail, radiator, double glazed window to rear.

Bedroom Three 2.36m x 1.95m (7' 9" x 6' 6") Double glazed window to the front, radiator.

Bathroom Three piece white suite including a modern panelled bath with 'Power' shower over, pedestal wash hand basin and low level WC, splashback tiling, double glazed window, radiator, vinyl flooring.

Outside

Front Driveway parking for 2-3 cars, dwarf brick wall and laid mainly to lawn.

Garden An 'L' shape garden extending to the side of the property also, fully enclosed by timber fencing and laid mainly to lawn, mature borders of shrubs and plants, large paved patio, tap and light, exterior power points, side access, two timber shed.

Notes FREEHOLD.
Brick and tile construction.
Council tax band D - £2358.44 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	