

## Directions

PE19 8PL.

## 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. 128.1 sq. metres (1378.9 sq. feet)

Tel: 01480 211777  
www.bennettlorusso.co.uk



6 Wyboston Court, Eaton Socon, St Neots, Cambridgeshire. PE19 8PL.

£375,000

An extended four bedroom semi-detached family home situated in a pleasant cul-de-sac location with good access to schools, supermarket and health centre. The spacious chain free accommodation includes a cloakroom plus shower, a living room, separate dining room, kitchen, a versatile bed/sitting room with a study or dressing area off and a first floor bathroom. Outside there is an adjacent garage and driveway along with a private West facing rear garden. Internal viewing is strongly advised to fully appreciate the huge living space on offer!



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# Ground Floor

**Entrance Hall** UPVC double glazed entrance door, radiator, cloaks area.

**Cloakroom** With a two piece white suite, tiling to half height, double glazed window, radiator.

**Living Room** 5.14m x 3.60m (16' 10" x 11' 10") Two double glazed windows to the front and side, double radiator, fireplace with electric fire, TV aerial point.

**Bed/Sitting Room** 2.56m x 2.27m (8' 5" x 7' 5") Dressing Area with a fully tiled shower enclosure and opening on to:

4.60m x 3.86m (15' 1" x 12' 8") Sitting Room/Ground Floor Bedroom Double radiator, two double glazed windows and door to the rear garden.

**Dining Room** 4.45m x 2.60m (14' 7" x 8' 6") Double glazed window and door to the rear garden, two radiators, door to kitchen, stairs to the first floor and glazed double doors through to the living room.

**Kitchen** 3.40m x 2.34m (11' 2" x 7' 8") Fitted with a good range of base and wall units, white composite sink an mixer tap, plumbing for washing machine and dishwasher, splashback tiling, electric double oven with gas hob and extractor hood over, double glazed window to the rear, large walk-in larder cupboard.

# First Floor

**Landing** Large walk-in airing cupboard housing the gas fired combination boiler, access to the loft space.

**Bedroom One** 3.67m x 3.12m (12' 0" x 10' 3") Double glazed window to the front, radiator, fitted wardrobes to one wall.

**Bedroom Two** 2.96m x 2.36m (9' 9" x 7' 9") Double glazed window to the rear, radiator.

**Bedroom Three** 2.40m x 2.37m (7' 10" x 7' 9") Double glazed window to rear, radiator.

**Bedroom Four** 2.70m x 2.04m (8' 10" x 6' 8") Double glazed window to front, radiator.

**Bathroom** Three piece white suite comprising modern panelled bath, wash hand basin and push button flush WC, tiling to half height, heated towel rail, double glazed window and an extractor fan.

# Outside

**Front** Mainly gravelled with mature plant and shrub borders, driveway parking for one/two cars.

**Garage** 4.94m x 2.87m (16' 2" x 9' 5") With up and over door, power and lighting, personal door to the rear garden and access to a loft space.

**Rear Garden** Private and fully enclosed West facing garden, laid to lawn with established borders, various young trees including a larger Silver Birch tree, three patios, exterior light and side access.

**Notes** FREEHOLD.  
Council tax band C - £2193.53 pa.  
No chain.



EPC

