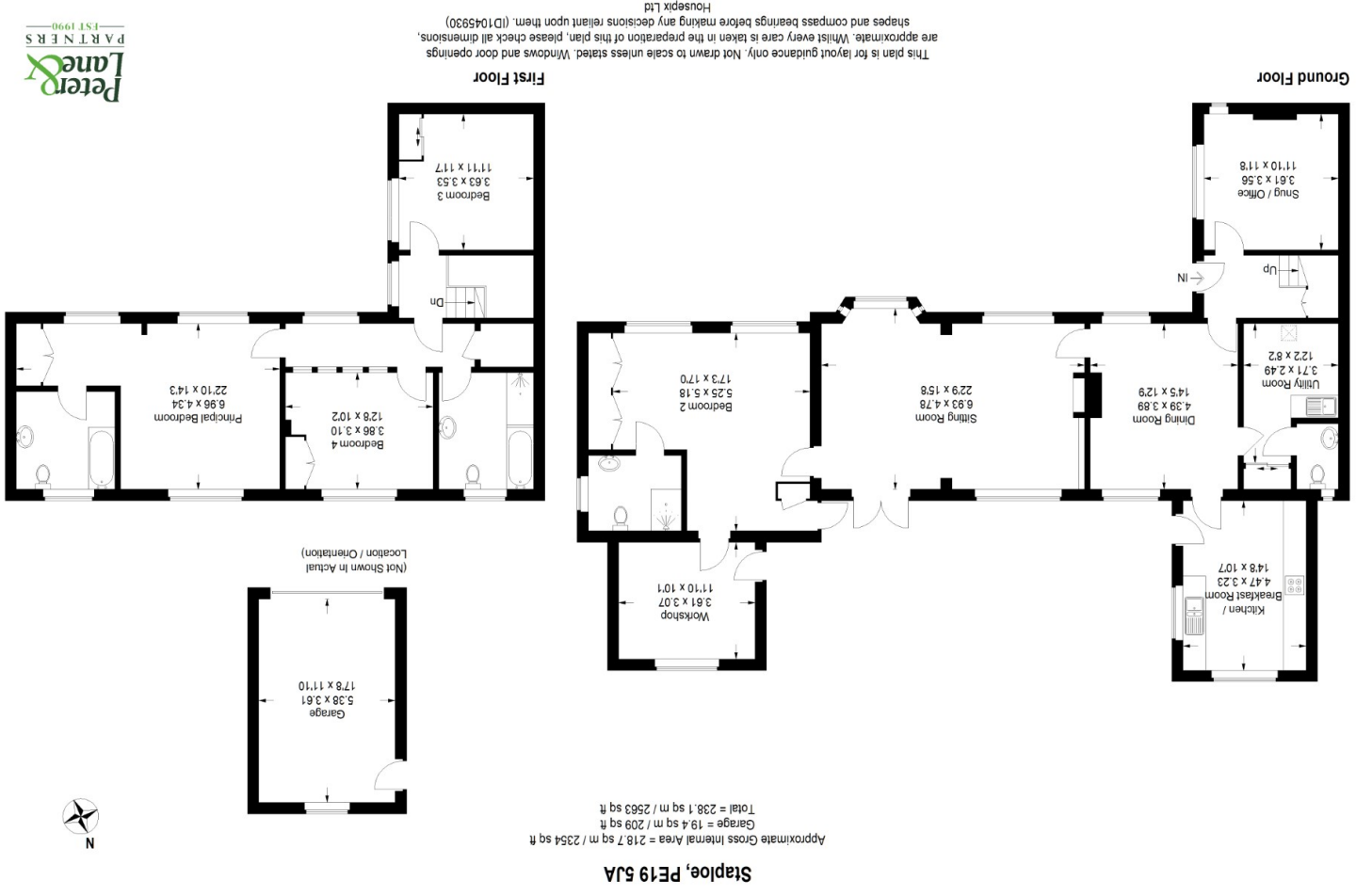


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	91-100
B	81-90
C	69-80
D	55-68
E	45-54
F	35-44
G	1-34
Very energy inefficient - higher running costs	



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 therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



- A fine period property, full of character and potential.
- No forward chain.
- Detached Garage and ample additional off road parking.
- Sought after Village location just 2 miles West of St Neots.
- Beautiful gardens and open views to the rear.

Accommodation

The "Three Horseshoes" is a fine example of a period property situated in this small Village just to the West of St Neots. With over 2500 sqft of accommodation, the property offers in brief FOUR DOUBLE BEDROOMS including two EN-SUITE, THREE RECEPTION ROOMS, KITCHEN AND UTILITY/BOOT ROOM.

Dating back 200 years the property was extended in 1992 and again in 2015.

On the ground floor there is now a GENEROUS BEDROOM SUITE with EN-SUITE SHOWER/WET ROOM and direct access to the rear garden & workshop offering potential to create a self contained Annexe.

The gardens are delightful. Well stocked flower and shrub borders surround the lawn with paddock views to the rear, a variety of mature trees and kitchen garden area with greenhouse and veg beds.

A DETACHED GARAGE and an in-out driveway for about four vehicles.

Door to

Ground Floor

Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, telephone point, radiator

Study / Snug

3.61m x 3.56m (11' 10" x 11' 8") two windows to the front aspect, wall light points, fireplace, radiator

Dining Room

4.39m x 3.89m (14' 5" x 12' 9") windows to the front and rear aspect, quarry tiled floor, wall light points, radiator

Utility / Boot Room

3.71m x 2.49m (12' 2" x 8' 2") stainless steel single drainer sink unit with cupboard under, oil fired boiler, plumbing for washing machine, cloaks cupboard, window to the side aspect, door to W.C

W.C

W.C, pedestal wash basin, window to the rear aspect, radiator

Kitchen Breakfast Room

4.47m x 3.23m (14' 8" x 10' 7") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, integrated electric eye level oven and electric hob, two windows to the rear aspect, glazed door to the rear garden

Sitting Room

6.93m x 4.78m (22' 9" x 15' 8") walk-in bay with window to the front aspect, windows to the front and rear aspect, French doors to the rear garden, open fireplace, wall light points, TV point, radiator

Bedroom Two

5.25m x 5.18m (17' 3" x 17' 0") two windows to the front aspect, under floor heating, two built in double wardrobes, access to loft space with retractable ladder, door to the rear garden, door to Workshop
the electric boiler serving the under floor heating and hot water to Bedroom Two and En-Suite is in the loft space above

En-Suite Shower Room

fully tiled "wet room" with shower, W.C, vanity unit with wash basin, frosted window, towel radiator

Workshop

3.61m x 3.07m (11' 10" x 10' 1") window to the rear aspect, stable style door to the rear garden, radiator

First Floor

First Floor Landing

two windows to the front aspect, large airing cupboard with hot water cylinder, access to loft, two radiators

Principal One

6.96m x 4.34m (22' 10" x 14' 3") two windows to the front aspect, window to the rear aspect, built in wardrobe, shelved storage cupboard

En-Suite Bathroom

half height tiling, panel bath with mixer tap hand held shower attachment, W.C, pedestal wash basin, window to the rear aspect, radiator

Bedroom Three

3.63m x 3.53m (11' 11" x 11' 7") window to the front aspect, fitted wardrobe, radiator

Bedroom Four

3.86m x 3.10m (12' 8" x 10' 2") window to the rear aspect, built in wardrobe, radiator

Bathroom

panel bath, W.C, pedestal wash basin, fully tiled shower, window to the rear aspect, radiator

Outside

Gardens

The in-out gravelled driveway offers off road parking for about four vehicles and access to the DETACHED GARAGE. The front garden has established flower and shrub borders, a path leading to the front door and gated pedestrian access to the rear garden. There is outside lighting, a cold water tap and a double power point. The rear garden is fully enclosed and laid mainly to lawn with well stocked flower and shrub borders, paved patio with outside lighting. There is a "Kitchen Garden" beside the Garage with a greenhouse, shed, a variety of fruit trees and vegetable beds

Detached Garage

5.38m x 3.61m (17' 8" x 11' 10") a large single Garage with electric up and over door, power, light, open eaves storage space, window to the rear aspect and personal door to the rear garden

AGENTS NOTE

This property is not listed and is not in a Conservation area.

