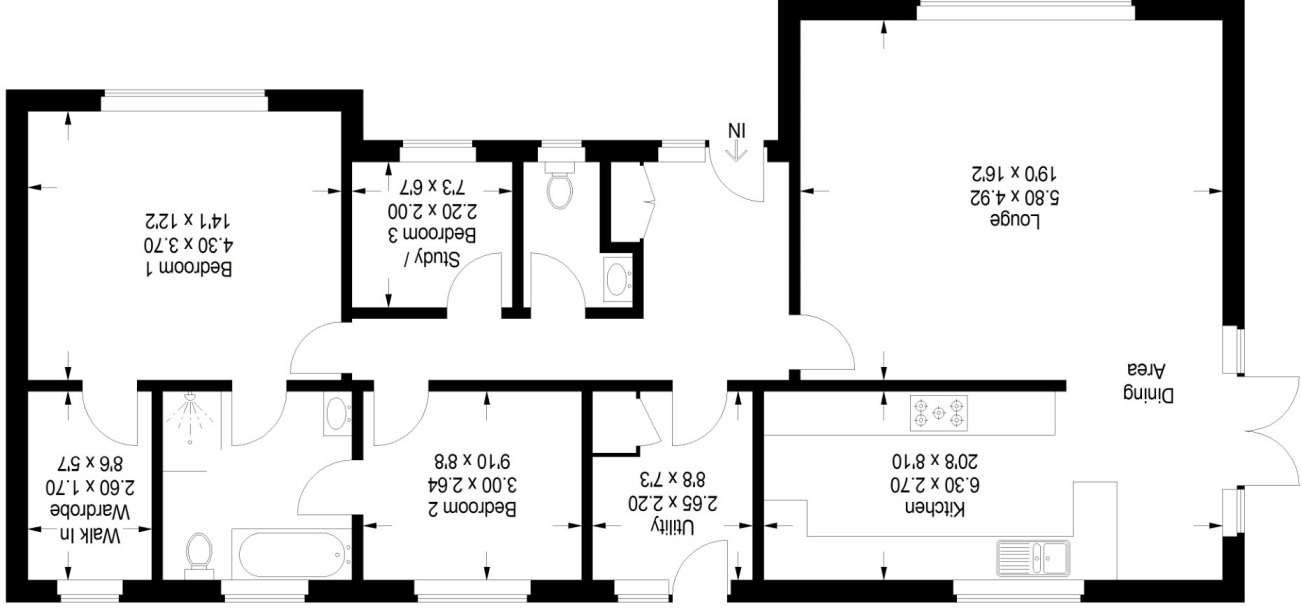


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy inefficient - higher running costs	
England, Scotland & Wales	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1020346)

Housepix Ltd



Approximate Gross Internal Area  
109.3 sq m / 1176 sq ft



158b St Neots Road Eaton Ford, PE19 7AD



- Immaculate modern Bungalow.
- "Jack & Gill" en-suite bathroom to Bedrooms one & two.
- Utility Room.
- 1176 sqft.

- Private location, close to town centre.
- Private, South facing terrace.
- Study or bedroom three.
- Built in 2019 by current owners.

**Ground Floor**

**Accommodation**

Stone steps lead to the Front door with side light window to

**Entrance Hall**

wood flooring, coved ceiling with inset spot lighting, radiators, cloaks cupboard

**W.C**

W.C, vanity unit with wash basin, frosted window, radiator, tiled floor

**Lounge**

5.80m x 4.92m (19' 0" x 16' 2") an open plan and L shaped reception room with window to the front aspect, coved ceiling with inset spot lighting, TV point, radiator

**Kitchen & Dining Area**

6.30m x 2.70m (20' 8" x 8' 10") soft close base level cupboards and drawer units, work surfaces with stainless steel one and a half bowl sink unit, space for range style oven with electric cooker point, integrated dishwasher, coved ceiling with inset spot lighting, wood flooring, radiator, window to the side aspect, French doors to the South facing terrace

**Utility Room**

2.65m x 2.20m (8' 8" x 7' 3") stable style door to the rear, work surface and base level cupboard, plumbing for washing machine, space for fridge freezer, tiled floor, radiator, window to the rear aspect

**Bedroom One**

4.30m x 3.70m (14' 1" x 12' 2") window to the front aspect, coved ceiling, radiator, TV point

**Dressing Room**

2.60m x 1.70m (8' 6" x 5' 7") hanging and shelved storage, frosted window, radiator, coved ceiling

**En-Suite Bathroom**

half height tiling, bath with hand held shower attachment, large fully tiled shower, W.C, vanity unit with wash basin, radiator, frosted window, tiled floor, coved ceiling with inset spot lighting, "Jack & Gill" door to Bedroom Two

**Bedroom Two**

3.00m x 2.64m (9' 10" x 8' 8") window to the rear aspect, coved ceiling, radiator, access to loft with fitted ladder, door to En-Suite Bathroom

**Bedroom Three**

2.20m x 2.00m (7' 3" x 6' 7") window to the front aspect, coved ceiling, radiator

**Outside**

**Terrace & Parking**

at the front there is parking for several vehicles. A gate provides pedestrian access to the side of the bungalow allowing access along the rear. There is a private SOUTH FACING TERRACE laid to composite decking and a paved patio

