

Directions

PE19 1NY.

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. 107.1 sq. metres (1152.9 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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6 Manor Park, St Neots, Cambridgeshire. PE19 1NY.

OIEO £400,000

An extended four bedroom detached family home well situated in a cul-de-sac location close to good amenities and with open green views to the rear. The ground floor accommodation features an impressively spacious and well equipped kitchen/diner which is a true highlight and hub of the home, a cloakroom, conservatory and separate living room to the front. On the first floor there are four bedrooms and a bathroom with a stylish white suite. Outside a double length driveway leads to an adjacent single garage with roof storage and a personal doors both to the conservatory and the private rear garden which overlooks a green and play area to the rear. A wonderful family home with modern, stylish living space and internal viewing is recommended.

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Ground Floor

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

Cloakroom Two piece white suite including a wash hand basin and WC, radiator, double glazed window.

Living room 4.0m x 3.16m (13' 1" x 10' 4") Double glazed box bay window to the front, double radiator, fireplace with a wood burning stove, TV connection points, double doors through to:

Huge Kitchen/Diner 6.0m x 5.07m max (19' 8" x 16' 8") An impressive and stylish living space fitted with a good contemporary range of base and wall units with quartz worksurfaces and drainer, inset bowl &1/4 sink with mixer tap, pull-out larder unit, plumbing for washing machine and dishwasher, designer vertical radiator, large oak topped Island with induction hob and extractor hood over, twin ovens, pull-up power points, integrated wine cooler and spice rack, further radiator and built-in larder cupboard, laminate wood effect flooring, double glazed French style doors and window to the side aspect, a further set of doors to the rear garden and a part double glazed door to the conservatory, recessed lighting to the ceiling.

Conservatory 2.65m x 2.55m (8' 8" x 8' 4") Part brick and UPVC double glazed with a Victorian style roof, ceramic tiled floor, power points, door on to the rear garden and a door to the garage.

First Floor

Landing Access to the loft space, double glazed window to side, airing cupboard.

Bedroom One 3.30m x 3.0m (10' 10" x 9' 10") Double glazed window to the rear with views over the Green, radiator.

Bedroom Two 3.15m x 2.55m (10' 4" x 8' 4") Double glazed window to front, radiator.

Bedroom Three 2.40m x 2.0m (7' 10" x 6' 7") Double glazed window to front, radiator.

Bedroom Four 2.53m x 1.86m (8' 4" x 6' 1") Double glazed window to rear, radiator.

Bathroom Three piece white suite incorporating a modern shower bath with 'Aqualisa' shower and screen, wash hand basin and WC, tiling to half height, double glazed window, heated towel rail and a tiled floor.

Exterior

Frontage Various shrubs, driveway parking for two cars.

Garage 5.30m x 2.40m (17' 5" x 7' 10") With up and over door, power and lighting, window and door to the rear, roof storage space.

Private Rear garden Fully enclosed and laid to lawn with various flowers, shrubs and plants, two patios, timber shed, exterior light and tap, side access gate. Backing on to an open green and play area.

Notes FREEHOLD.
Council tax band C - £2193.53 pa.



EPC

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 83 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 59 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |