

## Directions

PE18 2EG.

## 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. 90.1 sq. metres (969.8 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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179 Duck Lane, St Neots, Cambridgeshire. PE19 2EG.

£270,000

A spacious and modern three bedroom family home well located overlooking a green space and with good access to schools, shops and the mainline station. The excellent accommodation consists of a good sized entrance hall with storage, cloakroom, a bright and airy living room to the front, an open plan kitchen/diner with patio doors to the rear garden and a modern first floor bathroom with a large shower enclosure. Out side there is an easy to maintain front and a South facing rear garden with further storage. This is a very well presented chain free home and early viewing is strongly advised.

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# Ground Floor

**Entrance Hall** UPVC double glazed entrance door, laminate wood effect flooring, stairs to the first floor with cupboard under, further cloaks cupboard.

**Cloakroom** Two piece white suite comprising wash hand basin and WC, splashback tiling, double glazed window and a ceramic tiled floor.

**Living Room** 3.96m x 3.65m (13' 0" x 12' 0") Double glazed window to the front, laminate wood effect flooring, Cable and Satellite TV connections, radiator.

**Kitchen/Diner** 5.67m x 3.56m max (18' 7" x 11' 8") Well fitted with a modern range of white fronted base and wall units, stainless steel bowl & 1/4 sink with mixer tap, plumbing for washing machine and dishwasher, splashback tiling, built-in broom cupboard, stainless steel gas hob with extractor hood and electric oven, further appliance space, radiator, laminate wood effect flooring, double glazed window and sliding patio door to the rear garden.

# First Floor

**Landing** Airing cupboard and a large linen cupboard with access to the loft space.

**Bedroom One** 3.77m x 3.25m (12' 4" x 10' 8") Double glazed window to the rear.

**Bedroom Two** 3.25m x 3.28m min plus recess (10' 8" x 10' 9") Double glazed window to front, wardrobe recess.

**Bedroom Three** 2.33m x 2.24m (7' 8" x 7' 4") Laminate wood effect flooring, double glazed window to front, recessed lighting to ceiling.

**Bathroom** Modern three piece white suite incorporating a large shower enclosure with sliding doors and a mixer shower, vanity wash hand basin and close coupled WC, fully tiled walls, double glazed window, tile effect flooring, electric heated towel rail, cupboard housing the gas fired combination boiler, recessed lighting to ceiling.

# Outside

**Front** Enclosed with a lawn and various plants.

**Rear Garden** South facing, fully enclosed and laid to lawn, raised plant bed, timber shed and a built-in store room, rear access gate.

**Notes** Freehold.  
Council tax band - B £1919.34 pa.  
No chain.  
Smart heating and lighting controls.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	88
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC