

## Directions

PE19 8HU.

## DATA PROTECTION ACT 1998

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## 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.



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**BENNETT  
LORUSSO** PROPERTY AGENTS



20 Kenilworth Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8HU.

**OIEO £475,000**

A hugely extended four bedroomed semi-detached family home with ample parking and storage, situated at the end of a good residential cul-de-sac. The contemporary open plan accommodation includes a spacious living room opening on to a large fully fitted kitchen with an enviable island unit, a utility room, cloakroom and two further versatile ground floor rooms (converted from the garage). On the first floor there are three double bedrooms plus a good sized dressing room which could easily be reverted back to a fourth bedroom plus two modern bathrooms. Outside there is a rear garden, laid to lawn, an area to the side for ample storage and a paved frontage for parking numerous cars. A unique property with supremely spacious accommodation and internal viewing is strongly advised!



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## Ground Floor

**Entrance** Composite part double glazed entrance door, large cloaks cupboard, tiled floor, stairs to the first floor, radiator, courtesy light, open plan to:

**Living Room** 7.08m x 5.05m inc. study area (23' 3" x 16' 7") A huge room with two retro style radiators, polished tile floor, double glazed bow window to the front, TV connections including satellite, decorative wall panelling and wall lighting, recessed lighting to ceiling.

**Study Area** Two retro radiators, understairs recess, door to inner lobby, open plan to:

**Kitchen/Diner** 7.40m x 4.48m (24' 3" x 14' 8") Fully fitted with an extensive range of contemporary dark grey units, a huge island with a bowl & 1/2 stainless steel sink and 'Quooker' tap, wine cooler, matching storage units and a breakfast bar. Five zone induction hob, glazed splashback and extractor hood, split level double oven, fridge/freezer housing, tiled floor, two radiators, feature lantern roof window, double glazed window French style doors to the rear garden. radiator, door to utility/side lobby.

**Utility Room/Side Lobby** 1.80m x 1.80m (5' 11" x 5' 11") Plumbing for washing machine, tiled floor, recessed lighting to ceiling, double glazed door to the side and door to cloakroom.

**Cloakroom** Two piece white suite comprising wash hand basin and close coupled WC, radiator, mirror and light, double glazed window, tiled floor.

**Inner Lobby** Power and lighting, storage area, access to the additional ground floor rooms, two radiators, tiled floor, door to garage store room.

**Ground Floor Bedroom** 3.70m x 3.40m (12' 2" x 11' 2") Double glazed window to the side, radiator, built-in cupboard housing the gas fired boiler.

**Office** 3.70m x 3.46m (12' 2" x 11' 4") Double glazed window to side, radiator.

## First Floor

**Landing** Radiator, access to the loft space.

**Main Bedroom** 4.82m x 4.45m (15' 10" x 14' 7") Double glazed window to the front, decorative wall panelling, vertical radiator, recessed lighting to ceiling, double doors to:

**Spacious En-suite Shower Room** 4.45m x 1.85m (14' 7" x 6' 1") Three piece white suite comprising a large fully tiled shower enclosure with remote controlled shower, tiled shelving and sliding door. Designer wash hand basin with storage under and close coupled WC, double glazed window, recessed lighting to ceiling, extractor fan, two towel radiators.

**Dressing Room/Bedroom Four** 2.80m x 2.0m (9' 2" x 6' 7") Presently a walk-in wardrobe with double glazed window to front, power and lighting, radiator, (could easily be converted back to a fourth bedroom with a door from the landing).

**Bedroom Two** 3.88m x 2.87m (12' 9" x 9' 5") Double glazed window to front, radiator, airing cupboard.

**Bedroom Three** 3.36m x 3.18m (11' 0" x 10' 5") Double glazed window to rear, radiator.

**Family Bath/Shower Room** Quality three piece white suite including a corner shower enclosure with a 'power' shower, designer wash hand basin and close coupled WC, fully tiled walls, double glazed window, towel radiator.

## Outside

**Front & Side** Ample paved parking for at least 8 cars, double metal gates to the side

**Rear Garden** Fully enclosed and laid to lawn, large paved patio, exterior lighting, power points and water tap.

**Garage Store Room** 5.0m x 2.27m (16' 5" x 7' 5") Most of the garage has been converted in to two rooms with a remaining store room to the front with an electronic rollover door, tiled floor, power and lighting.

## Notes

Freehold.  
Council tax band C - £2295.34 pa.  
The dressing room could easily be changed back in to a bedroom.  
The huge garage has been converted in to two versatile rooms.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	