

Directions

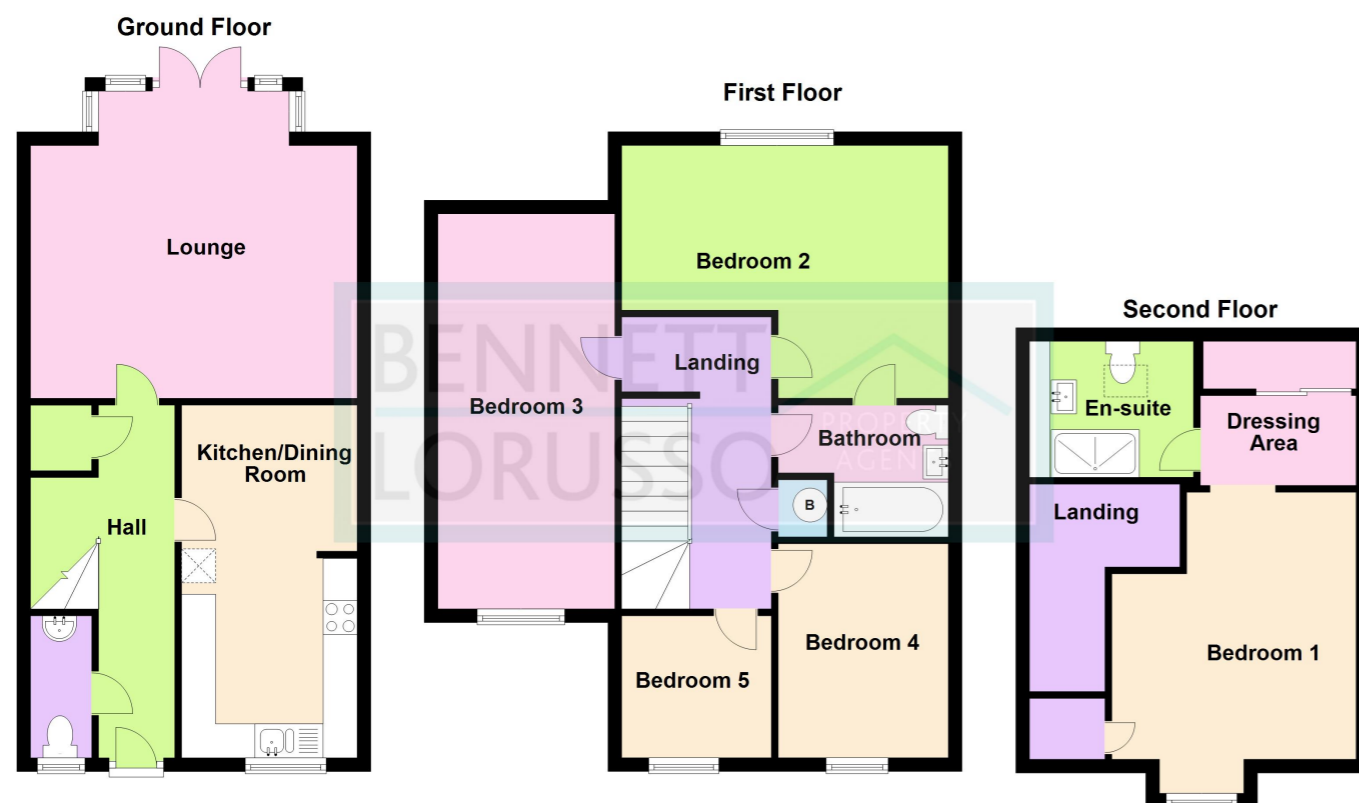
PE19 6AT.

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.



Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them. Plan produced using PlanUp.



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

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BENNETT
LORUSSO PROPERTY AGENTS



10 Leveret Way, St Neots, Cambridgeshire. PE19 6AT.

Offers In The Region Of £375,000

A spacious and well presented four/five bedroom family home located on the earlier phase of Loves Farm with good access to the mainline station, local junior school, mini supermarket and pleasant perimeter walks. The excellent accommodation includes, entrance hall, cloakroom, living room with French doors onto the rear garden, a fully equipped kitchen/diner, an en-suite shower room to the main bedroom and a 'Jack & Jill' family bathroom to Bedroom Two. Externally, there is a large carport which could take up to three cars and an established rear garden with a large timber shed. NO MANAGEMENT CHARGES.

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Ground Floor

Entrance Hall Part glazed entrance door, radiator, ceramic tiled floor, stairs to the first floor with a cupboard under.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, radiator, tiled floor, extractor fan and double glazed window.

Living Room 4.74m x 3.74m max (15' 7" x 12' 3") Satellite TV point, radiator, double glazed full length square bay with French doors onto the rear garden.

Kitchen/Dining Room 5.17m x 2.60m (17' 0" x 8' 6") Fitted with a good range of white fronted base and wall mounted units, electric split level double oven and stainless steel gas hob with extractor hood over, splashback tiling, concealed gas fired boiler, double glazed window to the front, stainless steel sink and mixer tap, radiator, integrated dishwasher, washing machine and fridge/freezer, quality vinyl flooring.

First Floor

Landing Airing cupboard, stairs to the second floor.

Bedroom Two 4.72m x 3.76m max 'L' shape (15' 6" x 12' 4") Double glazed window to the rear, radiator, door to bathroom.

'Jack & Jill' Bathroom With a three piece white suite comprising shower bath with mixer tap and shower attachment, wash hand basin and low level WC, radiator, extractor fan, shaver point, recessed lighting to ceiling.

Bedroom Three 5.26m x 2.60m (17' 3" x 8' 6") Double glazed window to front, radiator, access to the roof space.

Bedroom Four 3.13m x 2.50m (10' 3" x 8' 2") Double glazed window to front, radiator.

Bedroom Five/Office 2.12m x 2.12m (6' 11" x 6' 11") Double glazed window to front, radiator.

Second Floor

Main Bedroom 4.0m x 3.55m (13' 1" x 11' 8") Double glazed dormer window to the front, built-in cupboard, radiator, access through to;

Dressing Area 2.35m x 1.86m (7' 9" x 6' 1") Double built-in wardrobe, access to the loft space, door to;

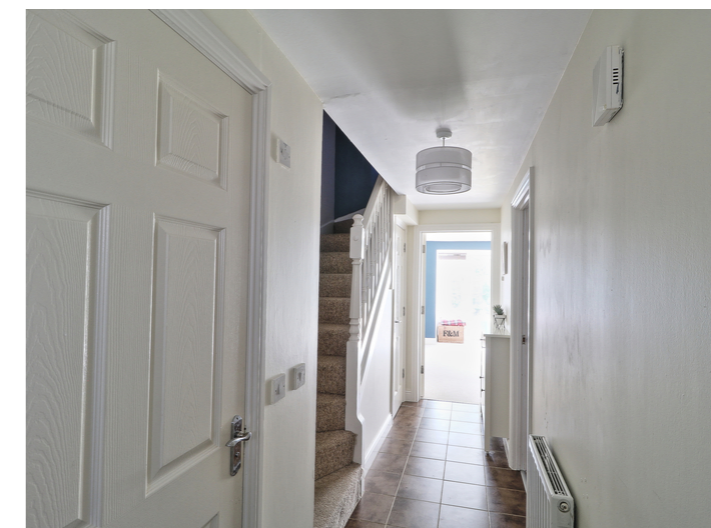
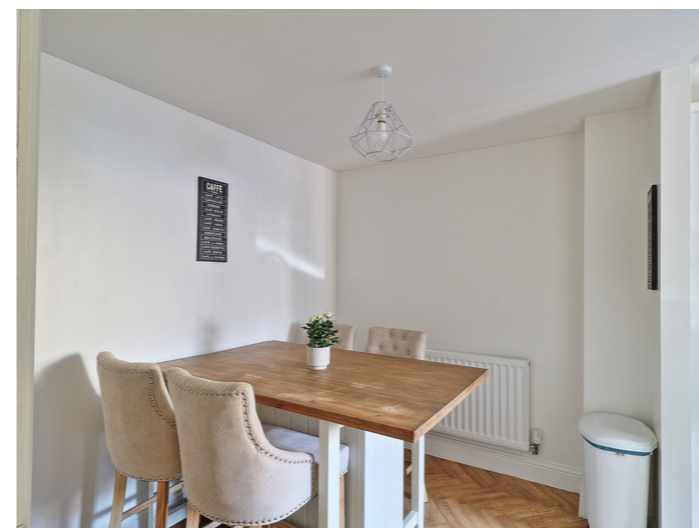
En-suite Shower Room Three piece white suite incorporating a large shower enclosure, wash hand basin and low level WC, shaver point, roof window, radiator, recessed lighting to ceiling.

Exterior

Carport To the side with undercover parking for up to three cars, 'E Car' charging point.

Rear Garden Fully enclosed and laid mainly to lawn, various shrubs and plants, two paved patios, gravel pathway, a large timber shed, side access gate.

Notes FREEHOLD.
WITH NO ESTATE MANAGEMENT CHARGES.
Council tax band E - £2882.54 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	79	87
England, Scotland & Wales	EU Directive 2002/91/EC	