

Directions

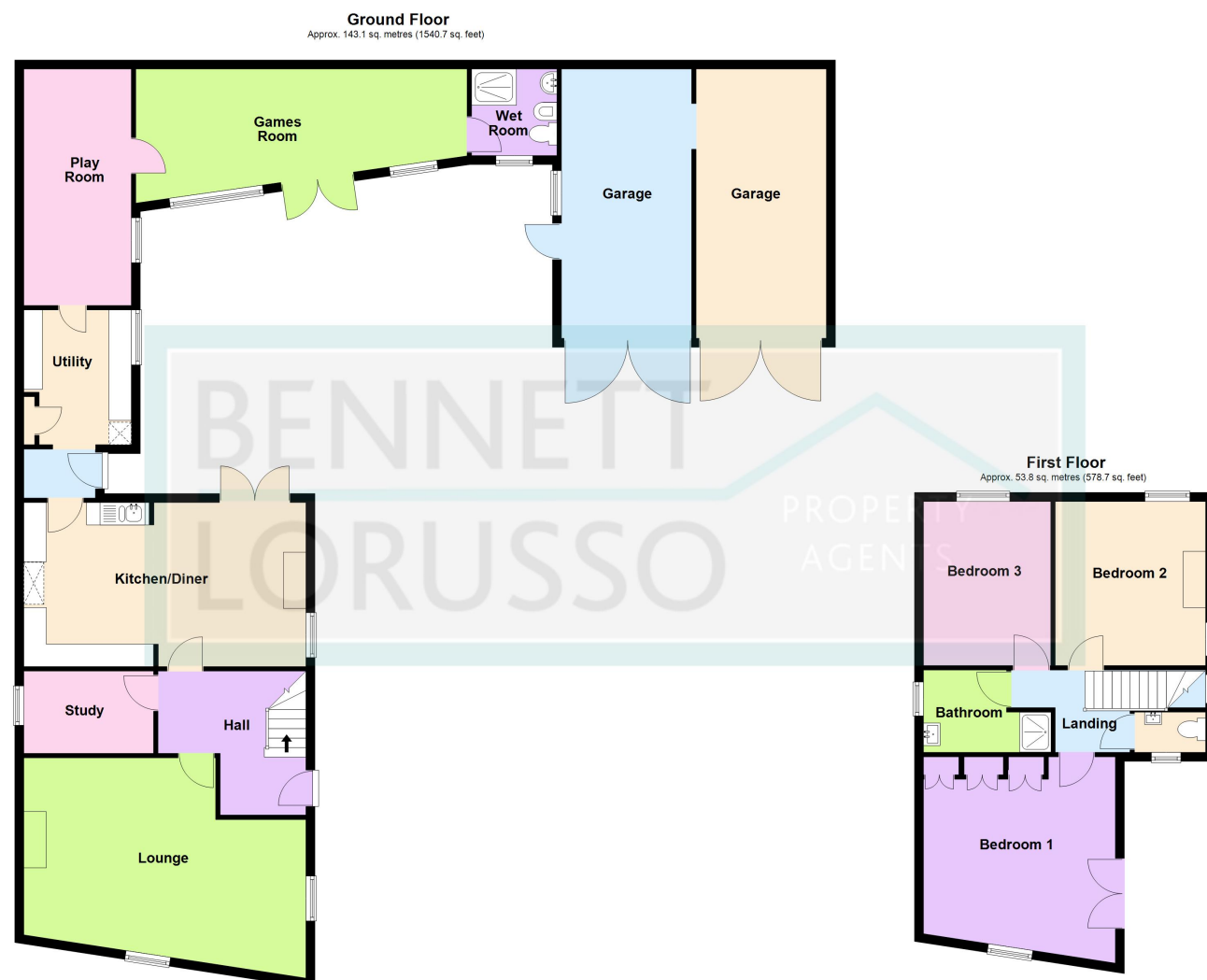
PE19 2TD.

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.



Laburnum Cottage, Montagu Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TD.

£550,000

A unique three double bedroomed detached home with extensive ground floor accommodation and numerous features, situated in the oldest part of Eynesbury. A rare find, this characterful property offers versatile space and potential for a self-contained annexe or a small business plus a double garage and ample parking. Well presented throughout, further benefits include a spacious living room, study, kitchen/diner with with a range style cooker and a multi fuel burner, utility room, games room and two bathrooms. The South facing garden is private, enclosed and easy to maintain, viewing is essential to fully appreciate all that is on offer.



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Ground Floor

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

Living Room 6.50m x 3.75m (21' 4" x 12' 4") Fire place with Oak beam (not in use) double glazed windows to the front and side, two radiators, TV points, laminate wood effect flooring.

Study 2.88m x 1.84m (9' 5" x 6' 0") Double glazed window to the rear, radiator, fitted study/work areas and shelving.

Kitchen/Diner 6.32m x 3.66m (20' 9" x 12' 0") Fitted with a good range of cottage style base and wall units, Stone bowl and 1/4 sink with mixer tap, 'Rangemaster' duel fuel cooker with five burner gas top, an electric double oven and grill, extractor hood, integrated undercounter fridge and concealed gas fired boiler, plumbing for dishwasher, double glazed window and French style doors onto the garden, ceramic tiled floor, radiator, fireplace with a multi-fuel burning stove, recessed lighting to ceiling, door to:

Rear Lobby Half double glazed door to the garden, radiator, cloaks area, ceramic tiled floor.

Utility Room/Kitchenette 2.86m x 2.36m (9' 5" x 7' 9") Stainless steel sink and mixer tap, plumbing for washing machine, fitted storage cupboards and broom cupboard, ceramic tiled floor, radiator, double glazed window, door to:

Office 5.32m x 2.40m (17' 5" x 7' 10") Laminate wood effect flooring, radiator, double glazed window, door to:

Games Room 7.30m x 2.70m max (23' 11" x 8' 10") Two radiators, wood flooring, double glazed window and French style doors on the the garden.

Wet Room Shower area with electric shower, wash hand basin and WC, fully tiled walls, non-slip flooring, radiator, double glazed window, extractor fan,, recessed lighting to ceiling.

First Floor

Landing Radiator, double glazed window to the front.

Bedroom One 4.48m x 4.22m (14' 8" x 13' 10") Double glazed window and French style doors to the front (with potential for a full balcony or a Juliette style),laminate wood effect flooring, quality fitted full length wardrobes, radiator, recessed lighting to ceiling.

Bedroom Two 3.70m x 3.33m (12' 2" x 10' 11") Two double glazed windows to the front and side aspects, radiator, double airing cupboard with storage space, exposed wooden floor.

Bedroom Three 3.69m x 2.90m (12' 1" x 9' 6") Double glazed window to side, radiator, exposed wooden floor.

Bath/Shower Room With a two piece white suite comprising a fully tiled shower enclosure and mixer shower, pedestal wash hand basin, panelling to half height, double glazed window, access to the loft space, heated towel rail, extractor fan.

Separate WC Close coupled WC and a wash hand basin, radiator, double glazed window, ceramic tiled floor.

Exterior

Front/Parking With driveway parking for 4- 6 cars, planted front garden.

Double Garage 6.0m x 5.80m (19' 8" x 19' 0") With double wooden doors in to each and a timber partition between the two, power and lighting, window and door to the garden, consumer unit and solid workbench.

Main Garden Mainly paved and well stocked with plants and shrubs, tap, pergola, greenhouse, external lighting, fruit trees, gate to the front drive.

Notes Freehold.
Council tax band D - £2467.72 pa.

