

Directions

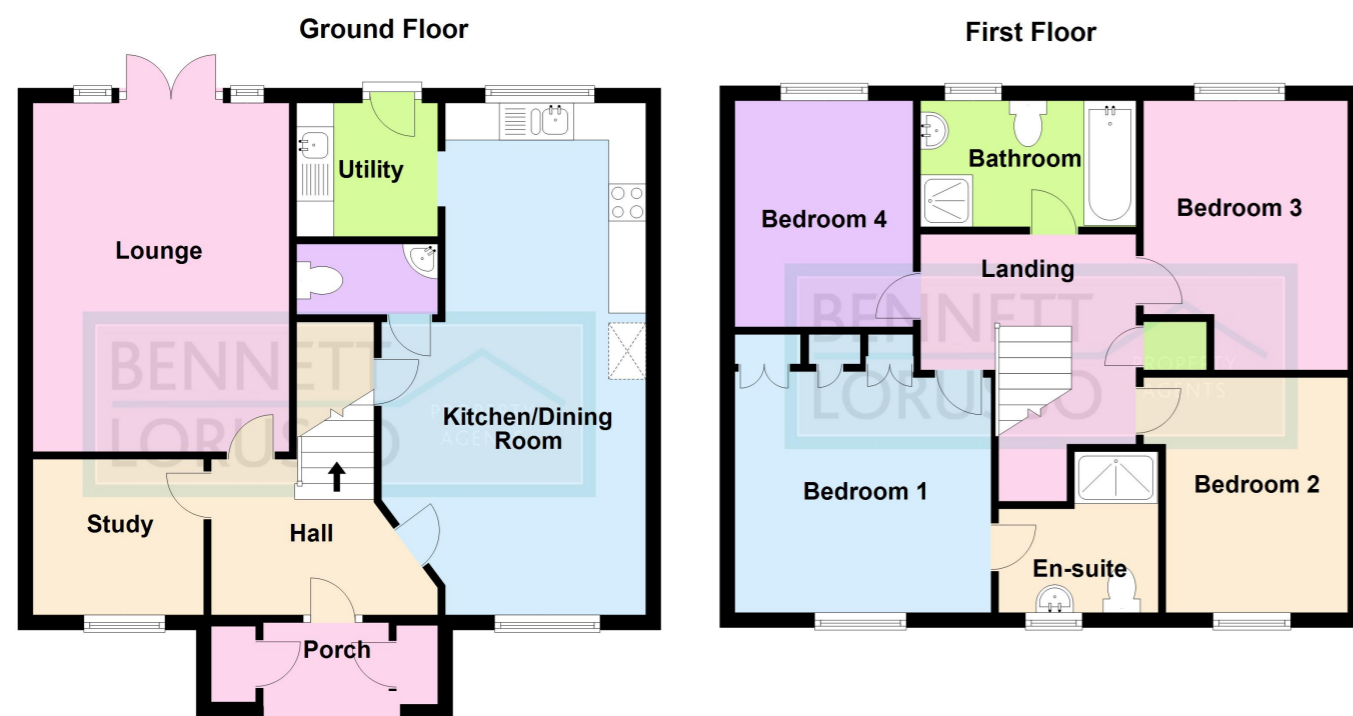
PE19 6AP.

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. 117.8 sq. metres (1268.5 sq. feet)

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
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BENNETT
LORUSSO PROPERTY AGENTS



69 Stone Hill, St Neots, Cambridgeshire. PE19 6AP.

£395,000

A spacious, well designed four bedroomed home situated on this popular development with good local facilities and just a short stroll from the mainline station. The excellent accommodation consists of an entrance hall, cloakroom, study, utility room, a large kitchen/diner, living room with access to the rear garden, an en-suite shower room and main bathroom. Outside, there is an attractive and newly landscaped front garden, a low maintenance and West facing rear garden, plus a parking space immediately to the rear. We believe this is a great family home and recommend early viewing!

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Ground Floor

Entrance Hall Part double glazed entrance door, radiator, Luxury Vinyl Tile flooring, stairs to the first floor.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, radiator, extractor fan, LVT flooring.

Study 2.30m x 2.10m (7' 7" x 6' 11") Double glazed window to front, radiator.

Living Room 4.75m x 3.45m (15' 7" x 11' 4") Double glazed French style doors to the rear garden, TV connections, 'Karndean' flooring.

Kitchen/Diner 6.90m x 3.85m MAX (22' 8" x 12' 8") Fitted with a good range of modern base and wall units, integrated dishwasher, stainless steel bowl & 1/4 sink with shower style mixer tap, splashback tiling, double glazed window to rear, fridge/freezer space, stainless steel gas hob, splashback and extractor hood over, split level double oven, radiator, LVT flooring, recessed lighting to ceiling.

Dining Area Radiator, double glazed window to front, built-in under stairs cupboard, LVT flooring, recessed lighting to ceiling.

Utility Room 1.90m x 1.80m (6' 3" x 5' 11") Stainless steel sink and mixer tap, plumbing for washing machine, space for tumble drier, splashback tiling, LVT flooring, wall mounted gas fired boiler, extractor fan, radiator, UPVC double glazed door to rear.

First Floor

Landing Airing cupboard, access to the loft space, radiator.

Bedroom One 3.50m x 3.15m PLUS W/ROBES (11' 6" x 10' 4") Fitted wardrobes to the length of one wall, radiator, double glazed window to the front, door to:

En-suite Shower Room A three piece white suite comprising a large shower enclosure with sliding doors and a mixer shower, wash hand basin and low level WC, radiator, splashback tiling, double glazed window, shaver point and extractor fan.

Bedroom Two 3.17m x 2.50m (10' 5" x 8' 2") Double glazed window to front, radiator.

Bedroom Three 3.67m x 2.77m (12' 0" x 9' 1") Double glazed window to rear, radiator, fitted wardrobes and central vanity/study area with desk and shelving.

Bedroom Four 3.06m x 2.50m (10' 0" x 8' 2") Double glazed window to rear, radiator.

Bathroom Fitted with a four piece suite incorporating a modern panelled bath, shower enclosure, wash hand basin and low level WC, splashback tiling, double glazed window, radiator, shaver point, extractor fan.

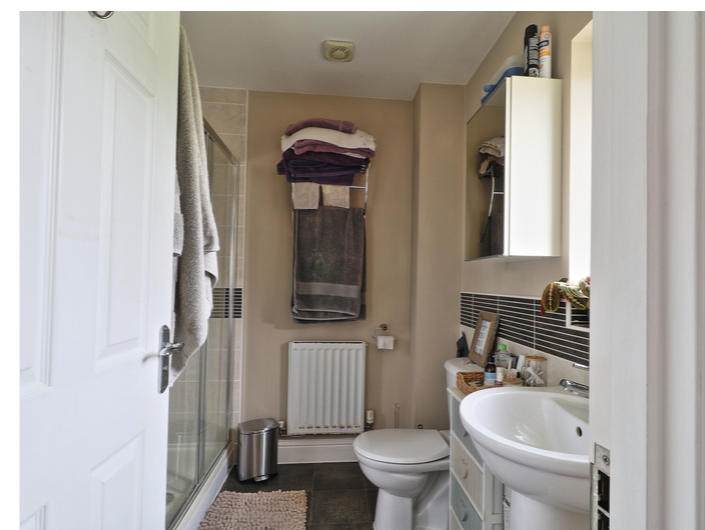
Exterior

Front Attractively landscaped with stone chippings and sleeper raised plant beds, metal gate and pathway to front door, storage cupboard.

Rear Garden West facing, fully enclosed and laid with quality artificial lawn, composite decking, tap and light, exterior power point, pergola and rear gate.

Parking A private, allocated parking space directly behind the rear garden.

Notes FREEHOLD.
Council tax band D - £2358.44.
Estate management charge £462 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	77	
(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	