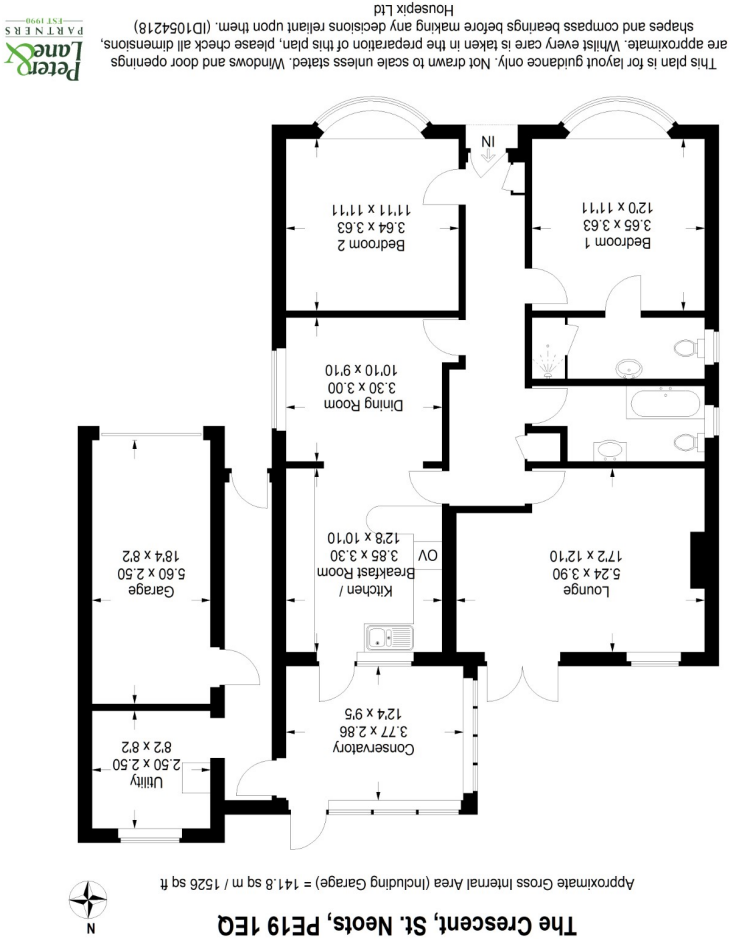


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



England, Scotland & Wales	
Very energy efficient - higher running costs	
A	100-120
B	81-100
C	61-80
D	41-60
E	21-40
F	1-20
G	1-10
Very energy inefficient - lower running costs	
Current Rating	50
Estimated Rating	76



5 The Crescent, Eaton Socon, St Neots, Cambridgeshire PE19 8HF Guide Price £395,000



- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- Ensuite shower room to master bedroom
- PVC Double Glazed throughout and gas radiator central heating
- Potential for Loft Conversion subject to Planning Permission
- Deceptively spacious accommodation. MUST BE VIEWED

- Separate Lounge & Dining Area
- Conservatory
- Off road parking and Single Garage
- Quiet and Popular cul-de-sac Location
- Offered with NO CHAIN

Ground floor

Entrance Porch

Recessed entrance porch, double glazed entrance door leading to

Entrance Hall

Built in cloaks storage cupboard, radiator, dado rail, access to loft space with pull down ladder. The loft space is fully boarded with power and light connected a double glazed window to side aspect, fitted radiator. The loft also houses the central heating boiler and hot water cylinder.

Lounge

5.245m x 3.898m (17' 2" x 12' 9"). Two Double glazed windows to rear aspect and Double glazed French doors leading out to the rear garden, television point, radiator, wall lights.

Dining Room

3.404m x 3.395m (11' 2" x 11' 2"). Double glazed window to side aspect, radiator, coving to ceiling, wall lights. Archway to Kitchen.

Kitchen

3.841m x 3.330m (12' 7" x 10' 11"). Double glazed window to rear aspect and double glazed door leading to the conservatory. A refitted kitchen comprising of inset single drainer one and half bowl sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards incorporating drawer units offering ample storage space, complimentary worksurface, plumbing for automatic washing machine and plumbing for dishwasher, built in electric double oven and hob with extractor hood over, tiled splashback surrounds and tiled floor.

Conservatory

3.991m x 2.896m (13' 1" x 9' 6"). Brick and PVC construction with double glazed windows overlooking the rear garden, double glazed door leading out to the rear garden, wall lights, radiator, tiled floor. Door to side porch.

Side Porch

Double glazed doors to front and rear aspect, wall lights. Door to Utility Room/Workshop and Garage.

Utility room / workshop

2.476m x 2.472m (8' 1" x 8' 1"). Double glazed window to rear aspect.

Bedroom One

3.667m x 3.64m (12' 0" x 11' 11"). Double glazed bow window to front aspect, coving to ceiling, radiator. Sliding door to En-Suite Shower room.

En Suite Shower Room

Double glazed window to side aspect, fitted suite comprising of fully tiled double shower cubicle, pedestal wash hand basing and low level WC, radiator, shaver point, wall tiling to half height.

Bedroom Two

3.662m x 3.663m (12' 0" x 12' 0"). Double glazed bow window to front aspect, radiator.

Bathroom

Double glazed window to side aspect. Fitted suite comprising of low level WC, vanity wash hand basin, jacuzzi bath, wall tiling to half height, radiator, coving to ceiling.

Outside

The bungalow is situated on a good size plot. The front garden is wall enclosed and block paved, with outside light. There is also a block paved driveway leading to the single garage.

The rear garden is a good size, fully enclosed and extremely quiet and private. There are a selection of secluded patio and seating areas, inset established flower and shrub beds and borders, young trees, ornamental pond, vegetable plot, covered veranda seating area, greenhouse with electric supply connected, large solid storage shed, outside lighting.

Garage

5.75m x 2.539m (18' 10" x 8' 4"). A single brick built garage with up and over door, power and light connected, water tap. Door to the side porch

Agents Notes

If you have any questions with regards to the property or would like to arrange a viewing, then please contact our St Neots office on (01480) 406400.

