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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area
 Ground Floor = 52.9 sq m / 569 sq ft
 First Floor = 33.6 sq m / 362 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 98.7 sq m / 1,062 sq ft



45d Philip Gardens, Eynesbury, St Neots, Cambridgeshire PE19 2QJ £300,000



- Large EXTENSION to the ground floor.
- Ground floor W.C.
- GARAGE and off road parking.
- Kitchen Dining Room & Utility Room.
- PVCu double glazing.
- South facing garden.



Ground Floor

Accommodation

A THREE BEDROOM SEMI-DETACHED HOUSE with a fantastic ground floor EXTENSION FEATURING A LARGE KITCHEN DINING ROOM, UTILITY ROOM and W.C.

The property benefits from a SOUTH FACING GARDEN, garage and off road parking.

PVCu double glazing and gas fired radiator central heating.

Door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator, door to

Lounge

window to the front aspect, coved ceiling, wall light point, TV point, under stairs storage cupboard, radiator, door to

Study Area

door to

W.C

W.C, wash hand basin

Kitchen Dining Room

base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated fridge, freezer, dishwasher, electric double oven, hob and extractor, window to the rear aspect, radiator, French doors to the rear garden

Utility Room

base and eye level cupboards, tall cupboards housing gas fired boiler, work surfaces, plumbing for washing machine, space for tumble dryer, part glazed PVCu door to the side

First Floor

First Floor Landing

coved ceiling, loft access, window to the side aspect, airing cupboard with hot water cylinder

Bedroom One

window to the front aspect, coved ceiling, radiator

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, coved ceiling, radiator

Bathroom

half height tiling, panel bath with electric shower and fully tiled surround, pedestal wash basin, W.C, frosted window, radiator

Outside

Garden

the SOUTH FACING rear garden is fully enclosed and laid to lawn with gated pedestrian access to the front

Garage

up and over door, power, light and personal door to the rear garden

