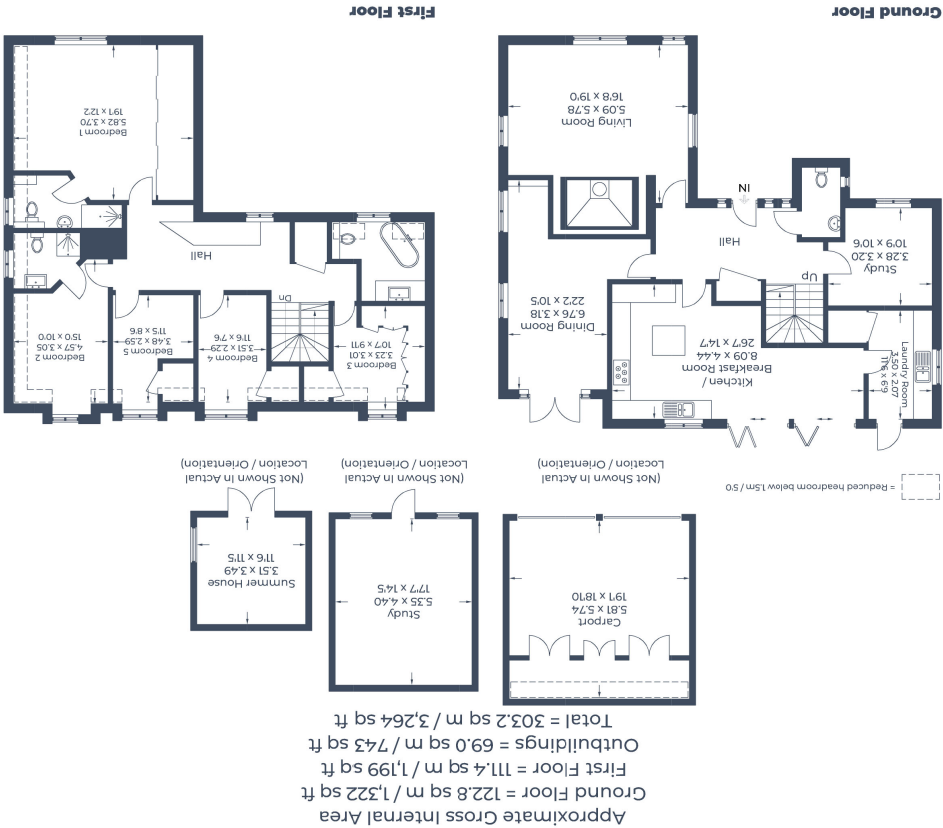


Energy Efficiency Rating	
Current	Potential
78	83
Very energy efficient - lower running costs	
A	
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





The Spinney, 98a Great North Road, Eaton Socon, St Neots PE19 8EJ

£900,000

- PRIVATE AND GATED PLOT.
- THREE RECEPTION ROOMS.
- SEPARATE HOME OFFICE.
- MATURE GARDEN.
- ONE BEDROOM ANNEXE PROPERTY AVAILABLE BY SEPARATE NEGOTIATION - CURRENTLY YIELDS £10,000 PER ANNUM.
- 2380 sqft.
- FIVE DOUBLE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS.
- PARKING FOR MANY VEHICLES AND DOUBLE CARPORT.
- REFITTED KITCHEN BREAKFAST ROOM.
- NON-ESTATE LOCATION.
- EPC rating C.

Introduction

Situated in a non-estate, private location with gated access this detached Potton Home offers generous accommodation within a plot of approximately 1/3 of an acre.

The accommodation, in brief, offers FIVE BEDROOMS, THREE BATHROOMS and THREE RECEPTION ROOMS.

This beautifully presented home has a large Lounge with Inglenook fireplace and wood burner, a separate Dining Room, Study and a 26ft refitted Kitchen Breakfast Room with bi-fold doors opening to the patio area and garden. There is also a Utility Room and W.C to the ground floor.

Upstairs, off the spacious landing there are FIVE DOUBLE BEDROOMS with En-Suite Shower Rooms to Principle and Guest Bedrooms. The Family Bathroom completes the first floor.

At the front of the property the GATED DRIVEWAY offers ample off road parking for many vehicles and a DOUBLE CARPORT. There is also a TIMBER HOME OFFICE ideal if working from home or alternatively a hobby room.

The garden is enclosed, landscaped and laid mainly to lawn with flowering borders and mature trees. There is a large patio entertaining area off the Kitchen Breakfast Room and a timber Summerhouse.

Set within a private plot, close to local amenities and a stones throw from St Neots town centre. Easy access to the A1 and A428 this is ideal for commuters and is less than 3 miles to St Neots mainline train station.

POTTON TIMBER HOMES are renowned for their design and character with exposed beams and Inglenook fireplaces.

222 sqm / 2380 sqft.

A separate ONE BEDROOM DETACHED property, "Spinney Lodge" is available for sale by separate negotiation and would be perfect ANNEXE ACCOMMODATION to the main house. Currently yields £10,000 per annum.

