

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating Legend: A (91-100), B (81-90), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
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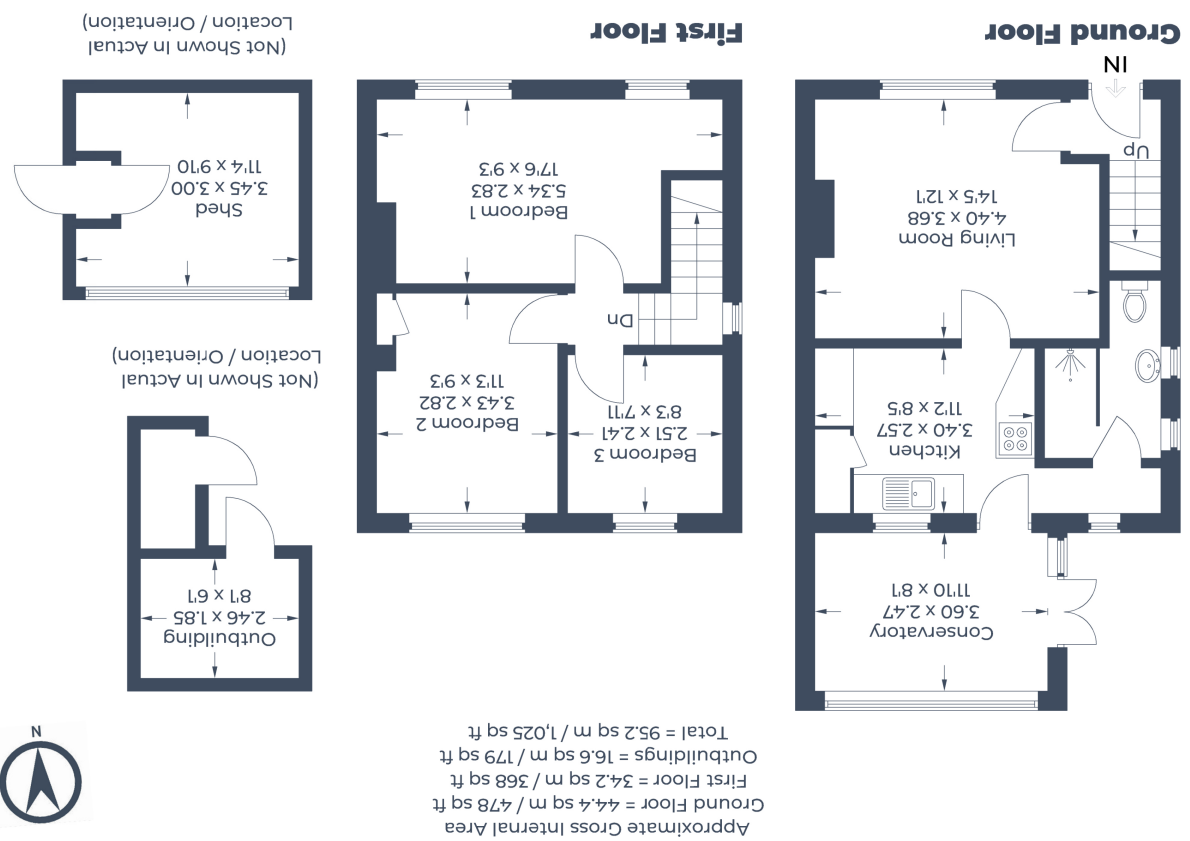


Illustration for identification purposes only. Measurements are approximate, not to scale.  
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## 30 Lees Lane, Southoe, St Neots, Cambridgeshire PE19 5YG £295,000

- Non estate three bedroom property
- Large, mature Garden
- Within easy reach of facilities
- In need of general cosmetic updating
- Open farmland views to the rear aspect.
- BUILDING PLOT POTENTIAL (stpp)

### ACCOMMODATION

PVCu door with storm canopy over to:

#### Hallway

stairs rising to First Floor Landing

#### Lounge

4.4m x 3.68m (14' 5" x 12' 1") central open fire with tiled hearth, electric storage heater, window to the front aspect

#### Kitchen & Dining Room

3.4m x 2.57m (11' 2" x 8' 5") fitted storage cupboard units, worksurfaces with inset sink and drainer, space for upright fridge/freezer, pantry and airing cupboard (housing hot water cylinder), splashback wall tiling, quarry floor tiling, window to the rear aspect, door to the Conservatory

#### Ground Floor Bathroom

refitted three piece white suite to comprise walk-in shower enclosure, concealed flush W.C and wash hand basin, walls fully tiled, window to the side aspect

#### Conservatory

3.6m x 2.47m (11' 10" x 8' 1") of PVCu construction, full height picture windows, double doors opening to the Garden

#### First Floor Landing

#### Bedroom One

5.34m x 2.83m (17' 6" x 9' 3") two windows to the front aspect

#### Bedroom Two

3.43m x 2.82m (11' 3" x 9' 3") window to the rear aspect

#### Bedroom Three

2.51m x 2.41m (8' 3" x 7' 11") window to the rear aspect

### Outside

a generous south facing & mature plot to the front, side and rear of the property over looking Farmland

adequate off street parking for numerous vehicles

there is the opportunity to split the house and side garden to create a BUILDING PLOT subject to obtaining the relevant consents, this has already been done with two other properties of a similar nature on Lees Lane (details available upon request)

### Agents Notes

this is a FREEHOLD property. If you require any additional information or would like to arrange a viewing, please contact our St Neots office on 01480 406 400

