

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	(91-100)
B	
(81-90)	(81-90)
C	
(69-80)	(69-80)
D	
(55-68)	(55-68)
E	
(49-54)	(49-54)
F	
(41-48)	(41-48)
G	
(1-40)	(1-40)
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	

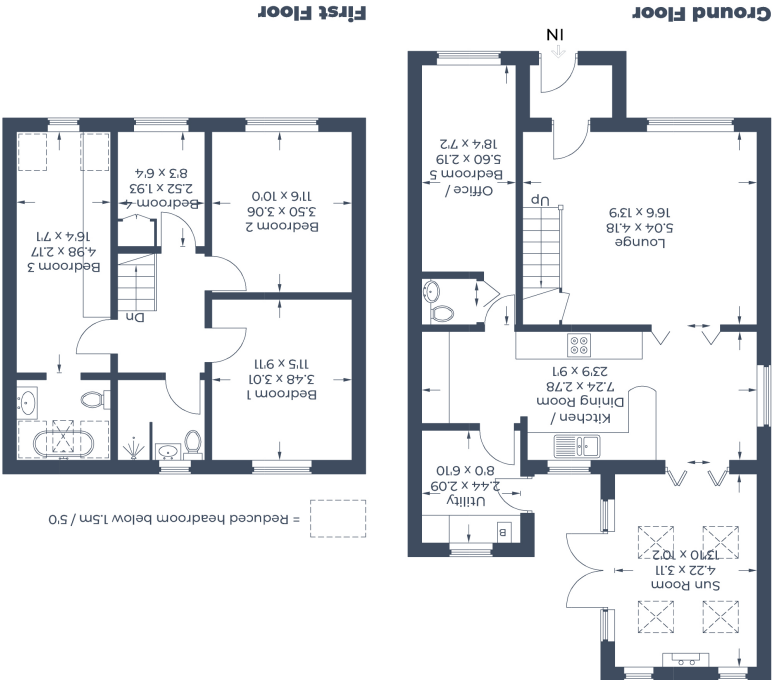


Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 76.5 sq m / 823 sq ft
First Floor = 52.2 sq m / 562 sq ft
Total = 128.7 sq m / 1385 sq ft





3 Weston Court, Eaton Ford, St Neots PE19 7JX

£450,000

- SOUGHT AFTER EATON FORD LOCATION.
- POTENTIAL FIFTH BEDROOM ON GROUND FLOOR OR STUDY.
- GAS CENTRAL HEATING.
- EN-SUITE BATHROOM TO GUEST BEDROOM.

- FOUR BEDROOMS and THREE RECEPTION ROOMS.
- DINING ROOM WITH VAULTED CEILING.
- PVCu DOUBLE GLAZING.

INTRODUCTION

A beautifully presented DETACHED HOUSE with FOUR BEDROOMS and EN-SUITE BATHROOM to GUEST BEDROOM. Situated in a popular cul-de-sac location within Eaton Ford this home is short distance from St Neots town centre and the Riverside Park.

There are THREE RECEPTION ROOMS and a modern fitted KITCHEN BREAKFAST ROOM. The DINING ROOM has a vaulted ceiling with French doors out to the enclosed rear garden, landscaped for low maintenance.

A good sized ground floor STUDY could also be used as a FIFTH BEDROOM if required and has an adjacent Cloakroom/W.C.

At the front the block paved drive allows off road parking for up to three vehicles.

Ground Floor

Accommodation

Door to

Entrance Hall

laminated flooring, radiator, part glazed door to

Lounge

coved ceiling, window to the front aspect, radiator, laminated flooring, under stairs storage cupboard, TV point, stairs to the First Floor Landing, glazed double doors to

Kitchen Breakfast Room

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, integrated electric fan assisted double oven, hob and extractor, integrated dishwasher and fridge, laminated flooring, window to the rear aspect, frosted window, radiator

Dining Room

windows to the rear aspect, French doors to the rear garden, laminated flooring, vaulted ceiling with four rooflight windows

Utility Room

base level cupboards, work surface, plumbing for washing machine, window to the rear aspect, gas fired boiler, door to the rear garden, radiator

Study

window to the front aspect, laminated flooring, radiator

Cloakroom

vanity unit with W.C and wash hand basin, radiator

First Floor

First Floor Landing

coved ceiling, loft access

Bedroom One

coved ceiling, window to the rear aspect, radiator

Bedroom Two

coved ceiling, window to the front aspect, radiator

Bedroom Three

coved ceiling, window to the front aspect, radiator, airing cupboard

Bedroom Four or Guest Bedroom

window to the front aspect, radiator, fitted wardrobes with hanging and shelved storage

En-Suite Bathroom

freestanding roll-top bath, W.C, vanity unit with wash basin, rooflight window

Shower Room

fully tiled walk-in shower, vanity unit with wash basin, W.C, frosted window, towel radiator

Outside

Garden

at the front there is a block paved drive with space for three vehicles. The rear garden is fully enclosed and has a patio area with pergola, artificial lawn with raised flower and shrub beds, timber garden shed, outside tap and light. Gated pedestrian access to the front

