

Directions

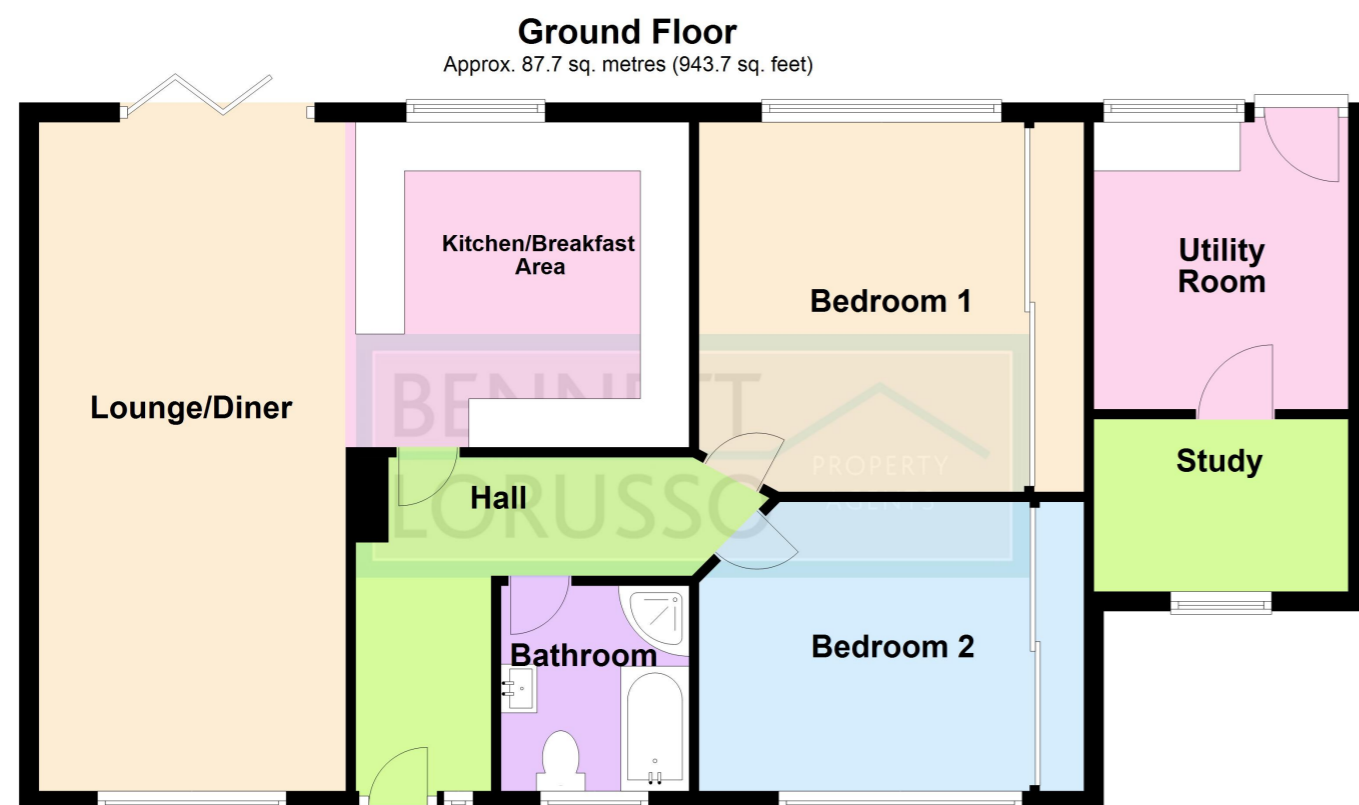
PE19 8HJ.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 87.7 sq. metres (943.7 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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BENNETT
LORUSSO PROPERTY AGENTS



10 Wilkinson Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8HJ.

OFFERS IN THE REGION OF £450,000

A transformed property from when it was purchased a couple of years ago into an eye watering contemporary modern bungalow. The current owners have lavished heaps of attention to detail with improvements and have spent tens of thousands on making this property one of a kind. Uplifts include a new roof line, kitchen/breakfast room with AEG appliances, Upvc Windows throughout, Tri-fold patio doors, bathroom replacement, doors, floorings, external rendering, wardrobes, landscaped front to provide full use of parking, hardscaped low maintenance sunny rear garden, garage conversion to provide a study and utility room, Bentley bronzed radiators and control thermostats. This home really does need to be viewed to appreciate the specification and quality on show.

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Ground Floor

Entrance Hall Composite entrance door, Bentley radiator with thermostatic valve, access to the loft space which is spacious, well insulated and with a Upvc window, wall hung gas fired central heating boiler, doors to kitchen/breakfast room and bedrooms and bathroom.

Lounge/Dining Room 6.88m x 3.50m (22' 7" x 11' 6") Double glazed picture window to front and Feature triple fold doors to rear garden and patio area., two Bentley radiators with thermostatic controls, TV and telephone points. This amazing through room leads directly to the kitchen and its breakfast seating area.

Kitchen/Breakfast Room 3.47m x 3.55m x (11' 8" x 11' 5") Totally refitted with a sweeping range of units to three walls incorporating walk in corner larder, integrated full height AEG fridge, co-ordinating AEG 5 ring induction hob with extractor canopy over and splashback, AEG dishwasher. Beech counter tops with matching upstands, single drainer sink with monobloc mixer over, double corner carousel units, pull out larder drawer, pan drawers, upright incorporating AEG Oven /grill and microwave over, under counter integrate refuse bin, over cupboard uplighters and downlighters, hard wired smoke detector. Breakfast bar peninsular adjacent to the triple bi-fold doors to the garden, further window to rear.

Bathroom Totally re-fitted with a white four piece suite comprising jacuzzi panelled bath, separate corner shower cubicle with Aqualisa mixer shower, low level WC and wash hand basin, Bentley radiator and thermostatic control, Upvc window to front , extractor fan, tiled splashbacks, chromed towel radiator, downlighters.

Bedroom One 3.94m x 3.80m (12' 11" x 12' 6") Double glazed window to rear, full width and height quadruple wardrobes with sliding doors Bentley radiator and thermostatic control.

Bedroom Two 3.95m x 3.41m (13' 0" x 11' 2") Double glazed window to front, full height and width quadruple fitted wardrobes with sliding doors, Bentley radiator and thermostatic valve.

Exterior

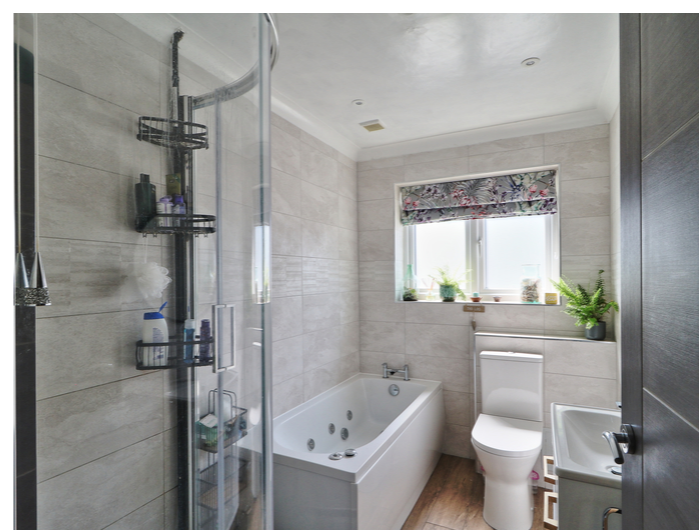
Frontage Completely hardscaped to provide parking for numerous vehicles off road.

Utility Room 2.95m x 2.46m (9' 8" x 8' 1") Access from the rear garden via a Upvc door and window. Fitted worksurface, two upright storage cupboards, space for tumble dryer and under counter freezer.door to Study, Bentley radiator and thermostatic control.

Study Door from utility , Upvc window to front, fitted storage cupboard, Bentley radiator and thermostatic control.

Rear Garden Totally transformed and hardscaped for minimal maintenance, with a superb sunny aspect whilst being non-overlooked .Part astroturfed and part slab tiles with attractive edging. Pergola and seating area for entertaining. Side access gate, tap.

Agents Notes Council Tax Band C 2024/2025 £2096.39



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	