

## Directions

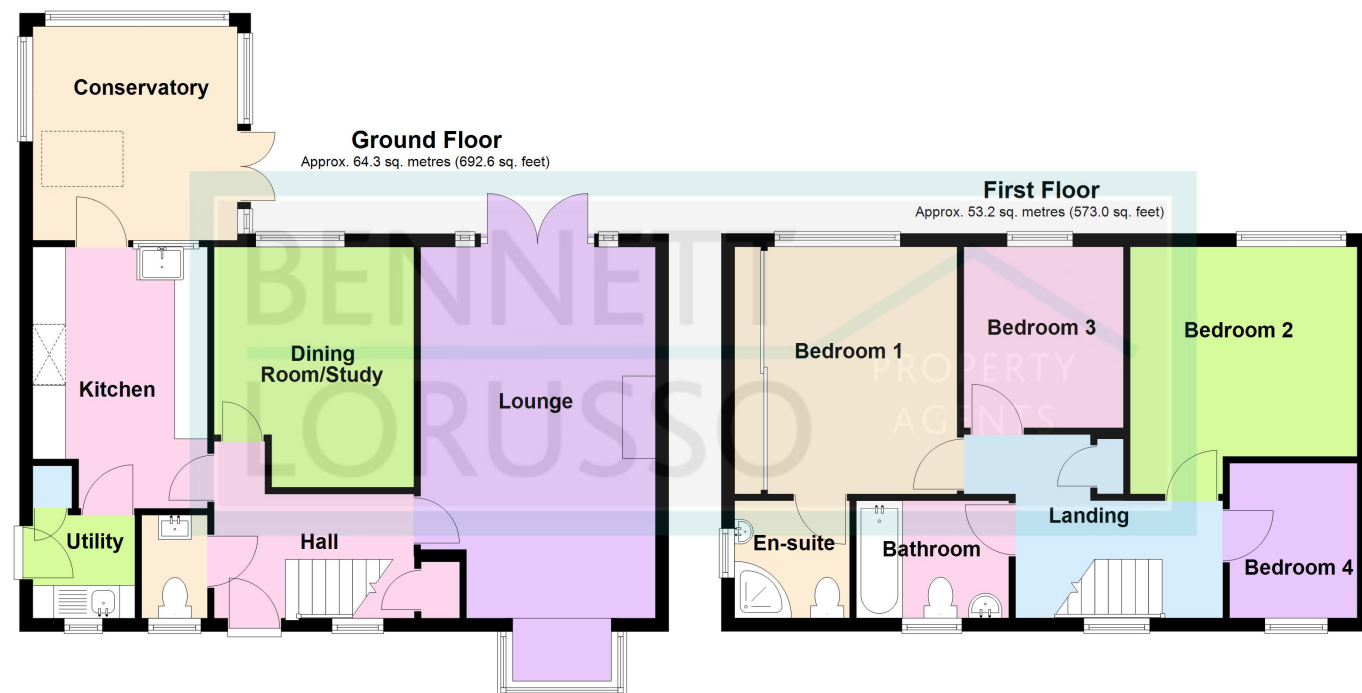
PE19 7GX.

## 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.



Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



11 Mullein Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7GX.

**OIEO £490,000**

An extremely well presented four bedroomed detached family home situated in a quiet cul-de-sac in this highly regarded location with easy access to Crosshall School, Co-op Supermarket, Eaton Oak Pub/Restaurant, St Neots Golf Club and the A1 Dual Carriageway. There are many quality improvements throughout and features include, a double aspect living room with a fireplace, dining room, a fully fitted Maplewood kitchen, useful utility room, a pleasant garden room and an en-suite shower room. Outside, there is a double width driveway along with a double garage and electronic door, plus an attractive, landscaped rear garden. Early viewing of this exceptional, chain free home is strongly advised!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk



Ground Floor

**Entrance Hall** Composite front door, 'Limestone' tiled floor, stairs to the first floor with storage under, radiator, central heating thermostat.

**Cloakroom** Two piece white suite comprising wash hand basin and low level WC, splashback and floor tiling, heated towel rail, double glazed window.

**Living Room** 5.65m x 3.52m (18' 6" x 11' 7") Feature fireplace with Marble surround, slate insert and a real flame gas fire (currently capped), TV connections, wall lighting, double glazed French style doors to the rear garden, two radiators, double glazed Box Bay window to the front, built-in bookcase and cupboards, egg and dart cornice to ceiling with spot lighting.

**Dining Room** 3.76m x 3.21m (12' 4" x 10' 6") Double glazed window to rear, fitted bookcases, radiator.

**Breckenridge Garden Room** 3.41m x 3.26m (11' 2" x 10' 8") Part brick and UPVC construction with a 'warm roof' (fitted in 2024) and double doors on to the rear garden, Dimplex electric convector heaters, 'Travertine' tiled floor, four wall lights and a central chandelier.

**Kitchen** 4.03m x 2.63m (13' 3" x 8' 8") Well fitted with a quality range of 'John Lewis' Maplewood fronted base and wall cabinets, Granite work surfaces and drainer, inset stainless steel sink and mixer tap, integrated dishwasher, fridge/freezer and microwave oven. Display cupboards, blue glazed splashback, pelmet lighting, tiled floor, 'Smeg' dual fuel range cooker with large oven and six burner hob, stainless steel splashback and extractor hood, double glazed window to rear, radiator, 'Porcelanosa' tiled floor, doors to the Garden Room and to:

**Utility Room** 1.74m x 1.52m (5' 9" x 5' 0") Matching Maplewood base and wall units, Stainless steel sink and mixer tap, 'John Lewis' washing machine, concealed high efficiency gas fired boiler, radiator, large built-in cupboard, double glazed window to front and door to the side.

First Floor

**Landing** Double glazed window to the front, large airing cupboard housing the hot water cylinder, access to the loft space with ladder, lighting and boarding.

**Main Bedroom** 3.76m x 3.26m (12' 4" x 10' 8") Well fitted wardrobes to the whole of one wall with mirrored sliding doors, radiator, double glazed window to rear, dentil cornice to ceiling, door to:

**En-suite Shower Room** Three piece white suite incorporating a corner shower enclosure with sliding doors and an 'Aqualisa' shower, vanity wash hand basin and a low level WC, fully tiled walls, heated towel rail, double glazed window, extractor fan, recessed lighting to ceiling.

**Bedroom Two** 4.30m x 3.06m (14' 1" x 10' 0") Double glazed window to the rear, quality double wardrobe with sliding doors and a radiator.

**Bedroom Three** 2.60m x 1.70m (8' 6" x 5' 7") Double glazed window to the rear, radiator.

**Bedroom Four** 2.35m x 2.08m (7' 9" x 6' 10") Double glazed window to the front and radiator, wood flooring, fitted desk worktop and adjustable shelving, fast speed broadband point.

**Family Bathroom** Three piece white suite comprising modern panelled bath with a mixer tap shower attachment and screen, wash hand basin and low level WC, double glazed window, fully tiled walls, mirrored cabinet, extractor fan, heated towel rail and recessed lighting to ceiling.

Exterior

**Front** Double width tarmac driveway, metal railings and side access gate, lawn with bedding plants and mature miniature conifers.

**Double Garage** With electronic up and over door, power and lighting, part boarded roof storage space, window and personal door to the rear garden.

**Rear Garden** Fully enclosed by timber fencing, attractively landscaped with neatly shaped lawns and well stocked flower and shrub borders, various established trees including varieties of fruit, Indian Sandstone patio plus a timber decked seating area, 'Haddonstone' fountain (currently not connected) a potting shed, side storage area, water tap, exterior light and power point.

**Notes** FREEHOLD.  
Council tax band E - £2882.54 pa.  
No Chain.  
Brick construction with tiled roof.



EPC

