

Directions

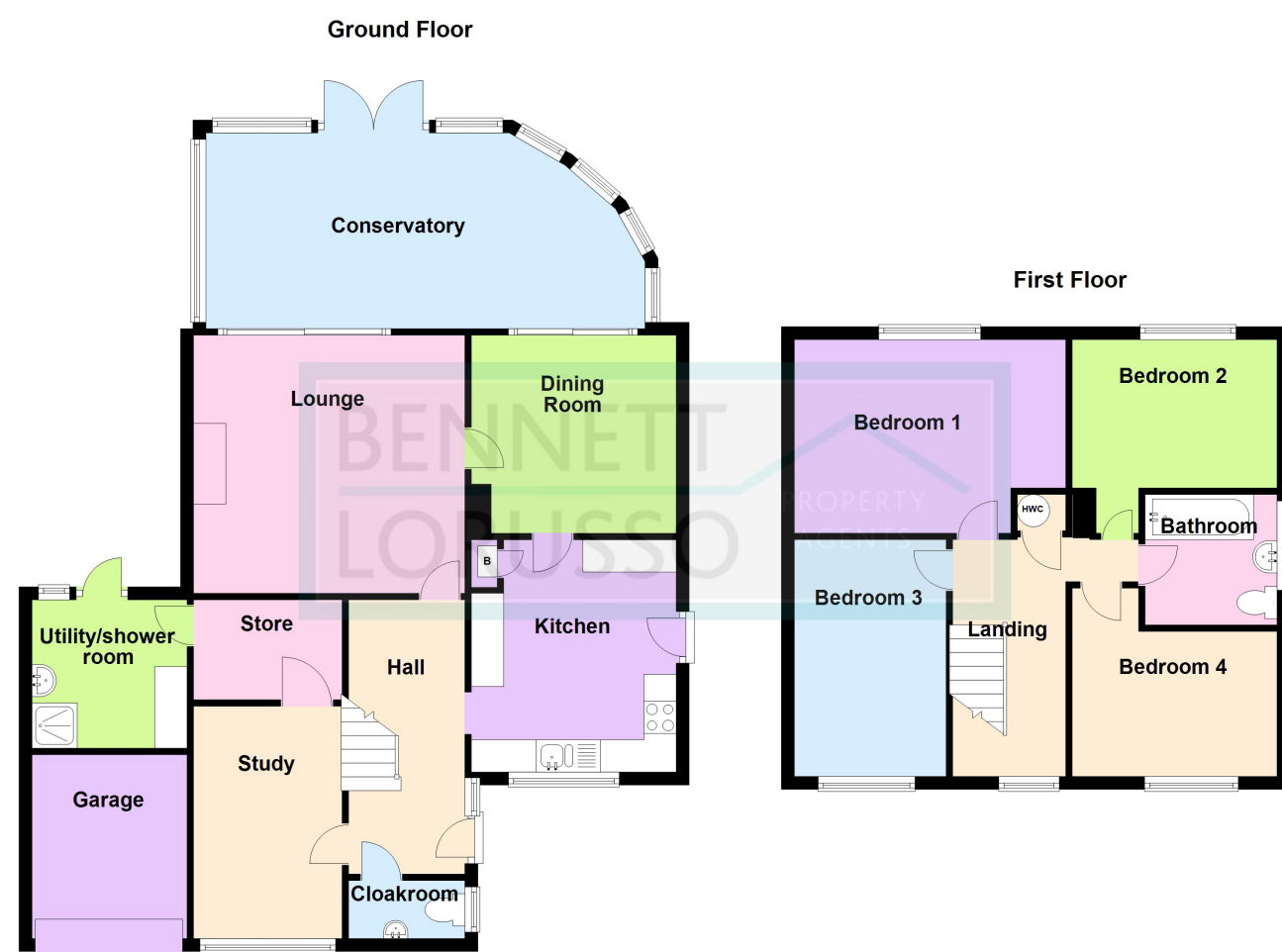
PE19 5DX.

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. 144.6 sq. metres (1556.4 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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43 Beachampstead Road, Great Staughton, St Neots, Cambridgeshire.
PE19 5DX.

£425,000

An extended four bedroom detached family home, situated in this highly regarded village with good local services. The spacious and well presented accommodation includes a cloakroom, ground floor shower/utility room, a large store room, three reception rooms, an Oak fitted kitchen plus a large conservatory and a full main bathroom on the first floor. Outside there is an established and well tended rear garden, good driveway parking to the front with further potential and a small garage/store. A truly fine village home and viewing comes strongly recommended.

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Ground Floor

Entrance Hall UPVC double glazed entrance door, stairs to the first floor with space under, radiator.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, double glazed window, radiator.

Study 3.60m x 2.30m (11' 10" x 7' 7") Double glazed window to the front, radiator, laminate wood effect flooring, door to:

Store Room 3.60m x 2.30m (11' 10" x 7' 7") With power and lighting, laminate wood effect flooring, door to:

Shower/Utility Room 2.40m x 2.30m (7' 10" x 7' 7") Incorporating a fully tiled shower enclosure with electric shower and a vanity wash hand basin, plumbing for washing machine, double glazed window and door to the rear garden.

Kitchen 3.60m x 3.20m (11' 10" x 10' 6") Fitted with a good range of Oak fronted base and wall units, stainless steel bowl & 1/4 sink and mixer tap, splashback tiling, plumbing for dishwasher, split level double electric oven, ceramic hob with extractor hood over, double glazed window to the front and door to the side, ceramic tiled floor, fitted dresser style unit, built-in cupboard and microwave housing, oil fired boiler.

Living Room 4.25m x 4.0m (13' 11" x 13' 1") Feature stone built fireplace with real flame gas fire, TV connections, radiator, sliding patio doors to then conservatory.

Dining Room 3.20m x 3.0m (10' 6" x 9' 10") Radiator, sliding patio door to:

Conservatory Of a good size, part brick and UPVC double glazed construction, ceramic tiled floor, power and lighting, double doors to the rear garden.

First Floor

Gallery Landing Double glazed window to the front, access to the loft space, airing cupboard.

Bedroom One 4.20m x 3.0m (13' 9" x 9' 10") Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two 3.65m x 2.35m (12' 0" x 7' 9") Double glazed window to front, radiator.

Bedroom Three 3.20m x 2.30m (10' 6" x 7' 7") Double glazed window to rear, radiator.

Bedroom Four 3.25m x 2.25m (10' 8" x 7' 5") Double glazed window to front, radiator.

Bathroom Three piece white suite comprising a modern panelled bath with electric shower and screen over, wash hand basin and low level WC, splashback tiling, double glazed window, radiator.

Exterior

Small Garage With up and over door.

Front Laid to lawn, water tap, driveway parking for at least two cars.

Rear Garden Fully enclosed and laid to lawn with mature boundaries, patio, timber shed, oil tank, side access gate.

Notes FREEHOLD.
Council tax band - D £2249.34 pa.

