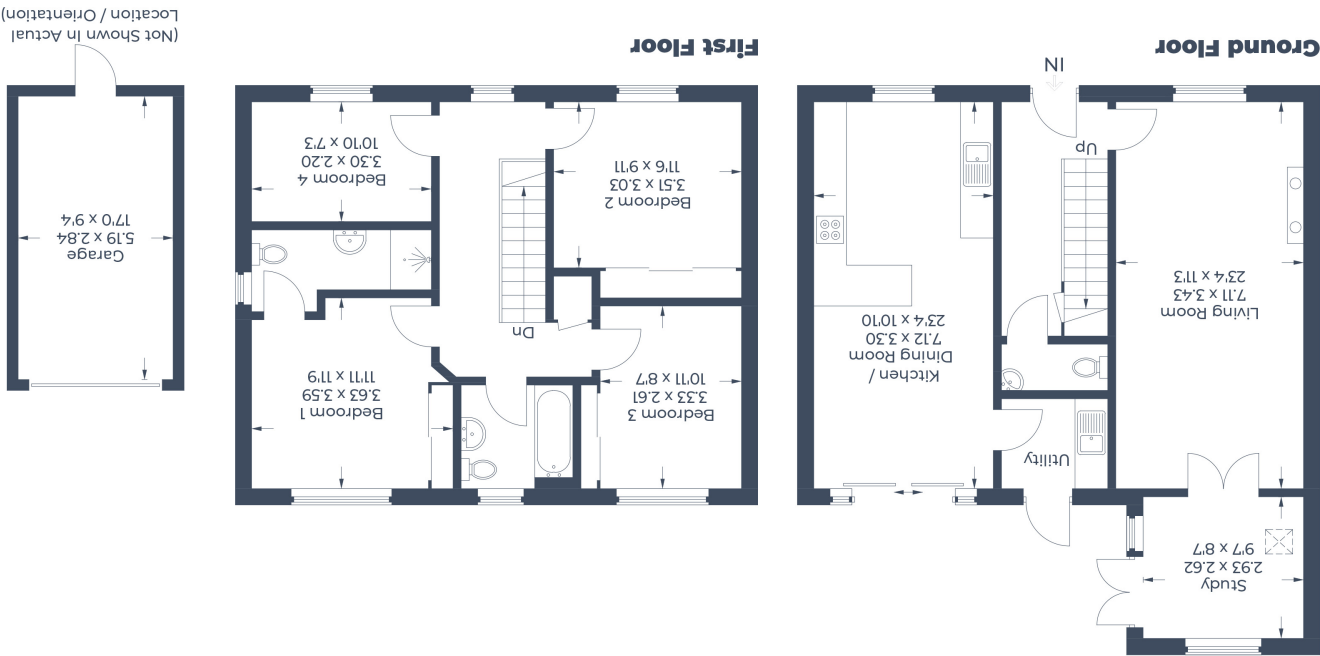


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property.



Approximate Gross Internal Area
Ground Floor = 72.8 sq m / 784 sq ft
First Floor = 63.9 sq m / 688 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 151.5 sq m / 1,631 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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39 Fox Brook, St Neots, Cambridgeshire PE19 6AL

£475,000

- A beautifully presented extended FOUR BEDROOM DETACHED FAMILY HOME
- 5.8Kw of Solar panels with 9.5Kw battery
- Two Reception Rooms.
- En suite shower room to master bedroom and separate family bathroom
- Single garage and 7.2 Kw EV Charger
- Upgraded Energy efficient property to include Air Source Heat Pump
- Fully fitted Kitchen Diner with built in appliances
- Utility & Cloakroom
- Fitted Wardrobes to three of the Bedrooms
- No Onward Chain



Ground Floor

Entrance Hall

Approached via entrance door to front aspect, radiator, wood effect flooring, smoke detector, staircase rising to first floor landing with under stairs storage cupboard.

Cloakroom / WC

Fitted white suite comprising of low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan.

Lounge

Double glazed window to front aspect, feature fire surrounds with fitted electric fan fire, radiator and a designer slimline radiator, double doors leading to the Study/Snug.

Study / Snug

Double glazed windows to rear aspect and French doors leading out to the rear garden, radiator, sunken spotlighting to ceiling, Velux window, dimer switch, Ethernet port.

Kitchen Diner

A bright dual aspect room with double glazed window to front aspect and sliding double glazed patio doors to rear garden.

A fully kitted kitchen with inset single drainer stainless steel sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards incorporating drawers and pull out larder unit. Built in appliances to include integrated dishwasher, Smeg fridge freezer, Smeg microwave and electric oven, gas hob with extractor hood over, built in breakfast bar, fitted radiators. Door to Utility Room.

Utility Room

Double glazed door leading out to the rear garden, Single drainer sink unit, base and wall mounted storage cupboards, plumbing for automatic washing machine and space for tumble dryer, radiator.

First Floor

First Floor Landing

Double glazed window to front aspect, built in airing cupboard with refitted 250 litre capacity hot water cylinder, radiator, access to loft space.

Bedroom One

Double glazed window to rear aspect, radiator, fitted sliding door double wardrobe. Door to En-Suite shower room.

En Suite Shower Room

Double glazed window to side aspect. Fitted white suite comprising of fully tiled walk in shower cubicle, vanity wash hand basin, low level WC, shaver point, heated towel rail, extractor fan.

Bedroom Two

Double glazed window to front aspect, fitted sliding door triple wardrobe, radiator.

Bedroom Three

Double glazed window to rear aspect, fitted double wardrobe, radiator.

Bedroom Four

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect. Fitted white suite comprising of low level WC, vanity wash hand basin, side panelled bath with fitted shower over, tiled splashback surrounds, heated towel rail.

Outside

There is a small open plan front garden and side gated access leading through to the rear garden. The rear garden is fully fence enclosed with paved patio area, lawn area with flower and shrub borders, raised vegetable garden. Outside power points, outside lighting and water tap. The Air Source Heat Pump is situated in the rear garden.

Garage

There is a single brick built garage to the rear of the property with additional parking to the front of the garage, power and light connected, up and over door, EV charging point. Door from the rear of the garage into the rear garden.

Agents Notes

The Air Source Heat Pump was installed in April 2025 along with 12 new radiators in the property, 5.8 Kw Solar panels with 9.5Kw battery installed in March 2024. The Current EPC rating for the property is a band A.

Management Charge

There is a Management charge of approximately £200 per annum to cover the communal areas.

