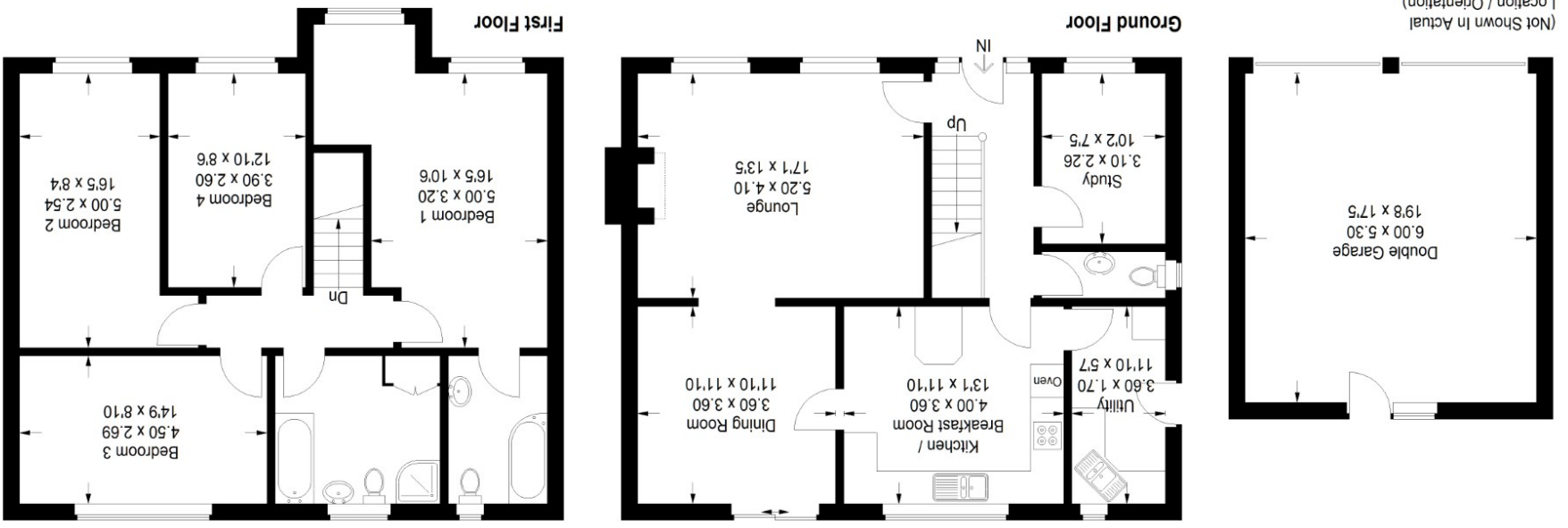


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(71-80)
D	(61-70)
E	(51-60)
F	(41-50)
G	(31-40)
Very energy inefficient - higher running costs	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1062681)



**Staploe Lane, Staploe PE19 5JA**  
 Approximate Gross Internal Area = 153.0 sq m / 1646 sq ft  
 Garage = 32.7 sq m / 352 sq ft  
 Total = 185.7 sq m / 1998 sq ft





- Sought after Hamlet location just outside St Neots.
- PVCu double glazing throughout.
- Detached double garage and ample gated off road parking.

- Semi-rural location, backing onto open farmland.
- Stunning enclosed gardens.



**Ground Floor**

**Accommodation**

The house offers FOUR DOUBLE BEDROOMS with EN-SUITE BATHROOM to principle bedroom. There are THREE RECEPTION ROOMS, a generous KITCHEN BREAKFAST ROOM and UTILITY ROOM.

PVCu double glazing throughout.

Ample gated off road parking leads to the DETACHED DOUBLE GARAGE. The rear garden is fully enclosed and enjoys views over the open farmland to the rear.

Door to

**Entrance Hall**

stairs to the First Floor Landing, electric night storage heater

**W.C**

W.C, wash hand basin, frosted window

**Lounge**

two windows to the front aspect, fireplace with open fire, electric night storage heater, TV point, coved ceiling, arch through to Dining Room

**Dining Room**

sliding patio doors to the Rear Garden, electric night storage heater, coved ceiling, door to Kitchen Breakfast Room

**Kitchen Breakfast Room**

base and eye level cupboards, work surfaces with tiled splash backs and one and a half bowl sink unit with mixer tap, plumbing for dishwasher, window to the rear aspect, integrated double oven, ceramic hob and extractor, breakfast bar, electric night storage heater, door to Utility Room

**Utility Room**

tall storage cupboard, base level cupboards, sink with mixer tap, work surfaces with tiled splash backs, plumbing for washing machine, window to the rear aspect, door to the side

**Study**

window to the front aspect, electric night storage heater, coved ceiling

**First Floor**

**First Floor Landing**

doors to

**Bedroom One**

two windows to the front aspect, electric night storage heater, loft access

**En-Suite Bathroom**

corner bath with shower, pedestal wash basin, W.C, heated towel rail, fan heater, frosted window

**Bedroom Two**

window to the front aspect, electric night storage heater

**Bedroom Three**

window to the rear aspect, electric night storage heater

**Bedroom Four**

window to the front aspect, electric night storage heater

**Bathroom**

bath, corner shower, pedestal wash basin, W.C, large airing cupboard, heated towel rail, frosted window, electric shaver socket, fan heater, tiled floor

**Outside**

**Front Garden**

enclosed and laid mainly to lawn with flower and shrub borders, outside lighting and gated driveway for three vehicles

**Double Garage**

up and over doors, power, light and storage space in the roof, personal door to the rear

**Rear Garden**

fully enclosed and laid mainly to lawn with a paved patio, timber decking with Pergola over the Brook, outside tap, gated pedestrian access to the front, views over open farmland

