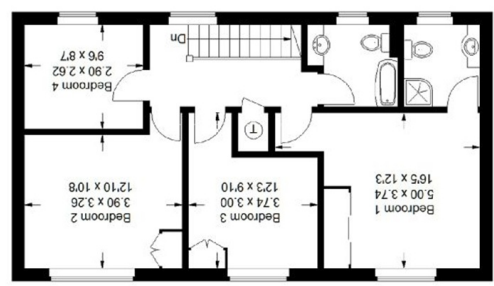


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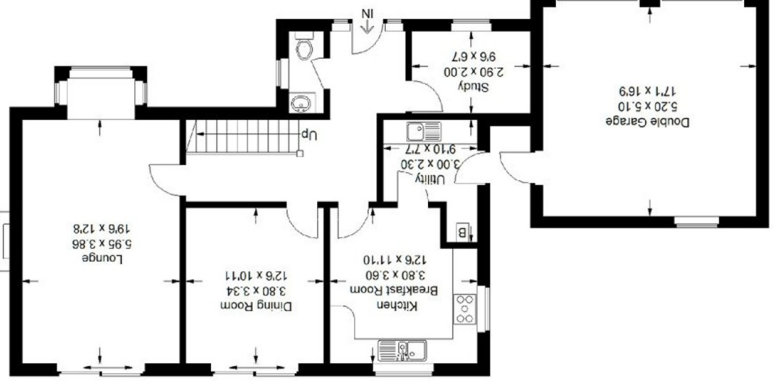


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (0591803)
Housepix Ltd

First Floor



Ground Floor



Approximate Gross Internal Area = 145.8 sq m / 1589 sq ft
Double Garage = 26.7 sq m / 287 sq ft
Total = 172.5 sq m / 1856 sq ft

High Street, Abbotsley, St. Neots, PE19 6UE





74 High Street, Cambridgeshire, AbbotsleySt Neots PE19 6UE £750,000

- An IMMACULATELY PRESENTED DETACHED HOUSE situated in this desirable NON-ESTATE LOCATION within this highly sought after Village.
- THREE RECEPTION ROOMS.
- PVCu double glazing throughout.
- Generous accommodation including FOUR DOUBLE BEDROOMS with en-suite to master.
- Generous plot with a SOUTH FACING REAR GARDEN.
- DOUBLE GARAGE.

Ground Floor

Abbotsley Village

Abbotsley is a Village and civil parish within the Huntingdonshire district of Cambridgeshire, England. It is three miles South East of St Neots and fourteen miles from the county town of Cambridge.

The mainline train station at St Neots offers fast trains to London Kings Cross in 38 minutes and direct services to City Thameslink, London Bridge and Gatwick.

Primary School catchment is the highly rated Barnabas Oley school in Great Gransden.

The Village has a Church, Public House, Village Hall and regular community driven events.

Accommodation

Timber door with frosted side light windows to

Entrance Hall

stairs to the First Floor Landing, window to the front aspect, coved ceiling, radiators

Cloakroom

close coupled W.C, vanity unit with wash basin, frosted window, radiator, extractor fan

Study

2.90m x 2.06m (9' 6" x 6' 9") window to the front aspect, coved ceiling, loft access, radiator

Kitchen Breakfast Room

3.77m x 3.60m (12' 4" x 11' 10") base and eye level cupboards, drawer units, granite work surfaces with stainless steel one and a half bowl sink unit, space for range style oven with electric cooker point, windows to the side and rear aspect, Karndean flooring, radiator, coved ceiling

Utility Room

2.55m x 2.06m (8' 4" x 6' 9") base and eye level cupboards, work surface with stainless steel single drainer sink unit, plumbing for automatic washing machine, Oil fired boiler, Karndean flooring, glazed door to the side

Dining Room

3.76m x 3.34m (12' 4" x 10' 11") sliding patio doors to the rear garden, coved ceiling, radiator, Oak flooring

Lounge

5.95m x 3.85m (19' 6" x 12' 8") box-bay window to the front aspect, sliding patio doors to the rear garden, fireplace with wood burning stove inset, Oak flooring, TV point, radiators

First Floor

First Floor Landing

coved ceiling, loft access, window to the front aspect, airing cupboard with hot water cylinder

Bedroom One

3.88m x 3.72m (12' 9" x 12' 2") minimum. window to the rear aspect, coved ceiling, radiator, large fitted wardrobe

En-Suite Shower Room

corner shower enclosure with power shower, close coupled W.C, vanity unit with wash basin, towel radiator, frosted window, coved ceiling, electric shaver socket

Bedroom Two

3.91m x 3.25m (12' 10" x 10' 8") window to the rear aspect, coved ceiling, radiator, fitted wardrobe

Bedroom Three

2.87m x 2.61m (9' 5" x 8' 7") window to the front aspect, coved ceiling, radiator

Bedroom Four

3.05m x 2.75m (10' x 9') minimum. window to the rear aspect, coved ceiling, radiator, fitted wardrobe

Bathroom

bath with power shower, close coupled W.C, vanity unit with wash basin, frosted window, towel radiator

Gardens

at the front the garden is laid to lawn with a driveway leading to the Double Garage. There is a hard standing area within the front lawn for additional parking. The rear garden is fully enclosed and laid mainly to lawn with raised beds, flower and shrub borders and a full width patio area. There is a brick built barbecue, timber Summerhouse with power supply, greenhouse with power supply and garden sheds

Double Garage

5.40m x 5.00m (17' 9" x 16' 5") independent up and over doors, power, light, frosted window and personal door to the rear garden

Solar Panels

the property benefits from Solar Panels mounted on the Garage roof. The current owner has a Feed-In-Tariff arrangement selling electricity generated back to E-ON.

Marketed by Town-and-Country

