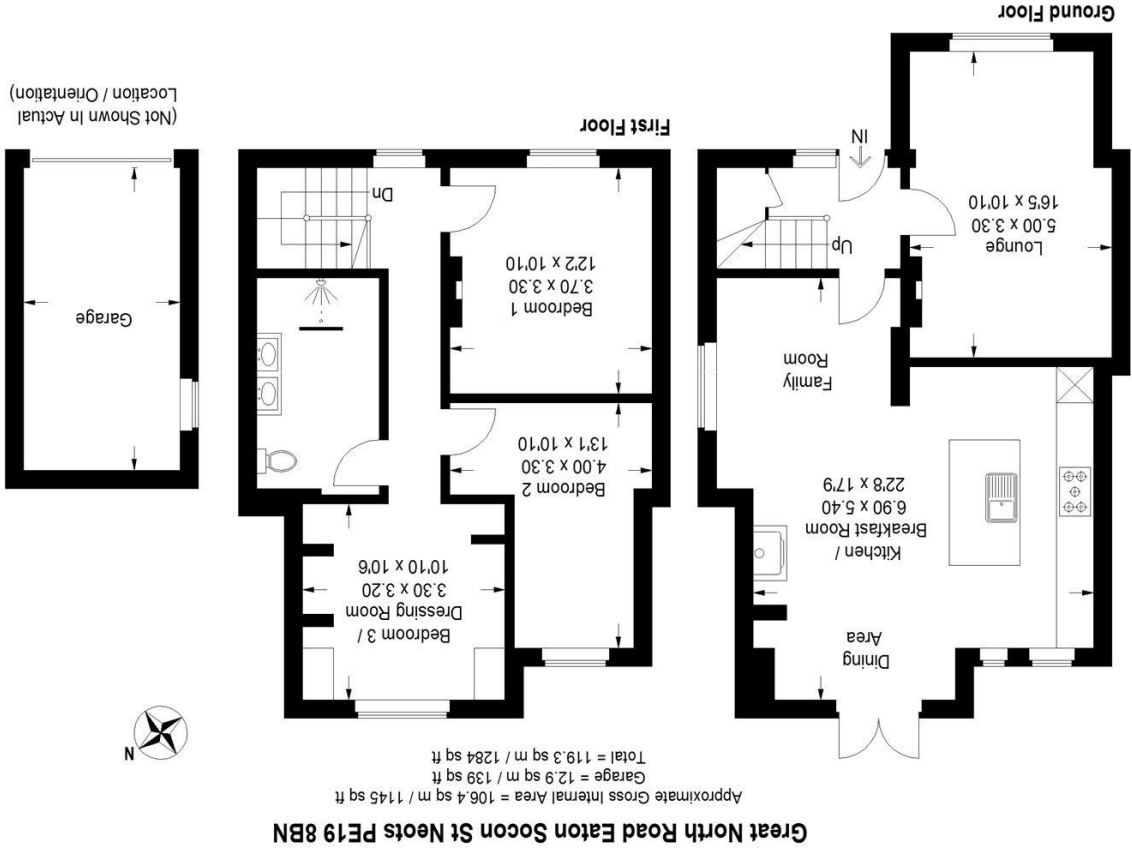


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100%
B	81-91%
C	69-80%
D	55-68%
E	39-54%
F	21-38%
G	1-20%
Very energy inefficient - higher running costs	
England, Scotland & Wales	
RPI (2016)	

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. (ID695708)
Housepik Ltd





- Rarely available 1920's house
- Modern open plan ground floor living accommodation
- Viewing highly recommended
- Fast train service into LKX in under 40 minutes
- Close to local amenities
- Sympathetically extended
- Quality kitchen appliances and bathroom suite
- Detached SINGLE garage with parking for numerous vehicles
- Just TWO miles from St Neots Mainline Station



Accommodation

panel door with tiled storm porch over to:

Entrance Hallway

dogleg staircase leading to First Floor Landing with storage under, tiled floor, cast iron radiator

Lounge

5.00m x 3.30m (16' 5" x 10' 10") wood flooring, period fire surround, ornate coving and ceiling rose, window to the front aspect with Plantation shutter

Kitchen/Breakfast/Dining Room

6.90m x 5.40m (22' 8" x 17' 9") a STUNNING kitchen/breakfast & dining room with bespoke kitchen units, Quartz worksurfaces and breakfast bar, inset sink unit set within Island unit, integrated Kitchen appliances, feature brick wall with contemporary extractor, Herringbone floor tiles, LOG BURNING stove with marble grate, feature cast iron radiator, windows to the side and rear aspects, double opening doors to the Garden

First Floor Landing

dado rail, full height exposed brick wall

Bedroom one

3.70m x 3.30m (12' 2" x 10' 10") radiator, Victorian cast iron fire surround, picture rail, window to the front aspect with Plantation shutter

Bedroom Two

4.00m x 3.30m (13' 1" x 10' 10") Karndean style flooring, radiator, window to the rear aspect

Bedroom Three

3.30m x 3.20m (10' 10" x 10' 6") radiator, window to the rear aspect

Bathroom

a contemporary styled bathroom to comprise of fully tiled 'walk-through' shower with glass screen and rain shower head over, brick tiled splashbacks, twin circular inset vanity wash hand basins with drawer units and towel storage under, low level W.C., coloured wood block effect flooring

Outside

rear Garden mainly laid to lawn with sunken patio/eating space, fully enclosed with planted beds and borders

Garage

a DETACHED single garage with twin timber doors, lantern lighting, personal door to the rear

Directions

SAT NAV - PE19 8BN, house no. 225.

