Offers In Excess Of

£375,000
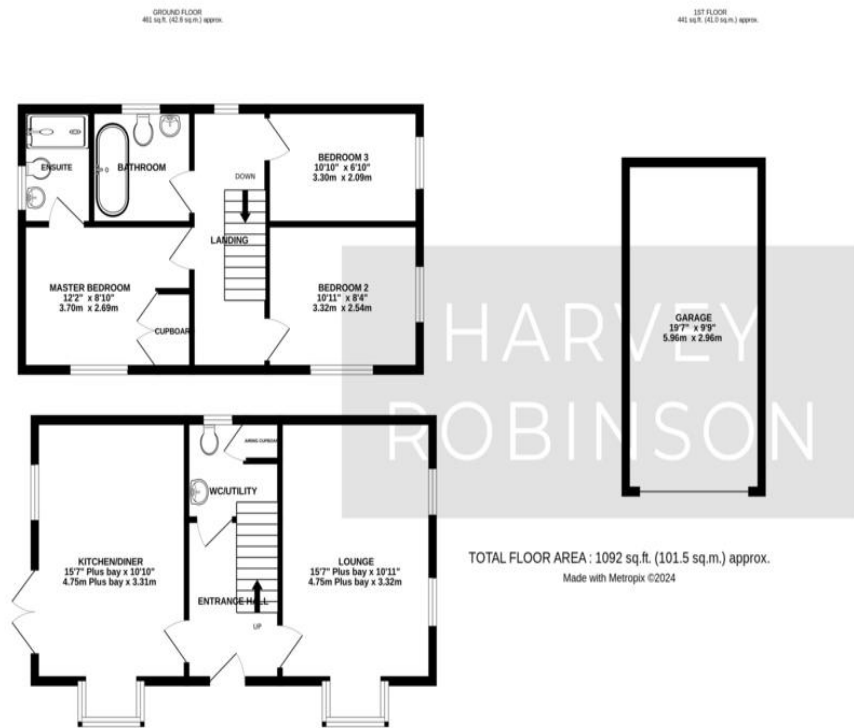
Waterland

St Neots, PE19 6GT

PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this beautifully presented three bedroom detached home located in the popular Loves Farm area of St Neots. The property is well positioned within the development and benefits from easy access to St Neots train station- 5 minutes walking (0.2 miles). On entering the property, you have a central entrance hall with doors leading to the cloakroom/utility room, the bay fronted lounge, and the bay fronted kitchen/diner, French doors open from the kitchen/diner on to the brick wall enclosed garden. To the first floor there is a spacious landing with a family bathroom, and three bedrooms, the largest of which has an en-suite shower room. in 2021 planning permission was granted for a loft conversion which would create a further bedroom, en-suite and study. To the rear of the property is a single garage and a driveway. Please contact our St Neots branch to arrange a viewing.

3 🛏

2 🛁

1 🛋

GROUND FLOOR
401 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

OUTSIDE
190 sq.ft. (17.7 sq.m.) approx.

ENSUITE

BATHROOM

DOWN

BEDROOM 3
10'10" x 6'10"
3.30m x 2.09m

LANDING

MASTER BEDROOM
12'2" x 8'10"
3.70m x 2.69m

BEDROOM 2
10'11" x 8'4"
3.32m x 2.54m

CUPBOARD

GARAGE
19'7" x 9'9"
5.96m x 2.96m

AIRING CUPBOARD

WC/UTILITY

KITCHEN/DINER
15'7" Plus bay x 10'10"
4.75m Plus bay x 3.31m

LOUNGE
15'7" Plus bay x 10'11"
4.75m Plus bay x 3.32m

ENTRANCE HALL

UP

TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 6GT
What3words location: ///disco.gifted.economics
Planning: Permission was granted in 2021 for the conversion of existing loft space with addition of boxed dormer and installation of 4 rooflights thus creating an extra bedroom, en-suite and study. Planning ref. 20/02251/CLPD
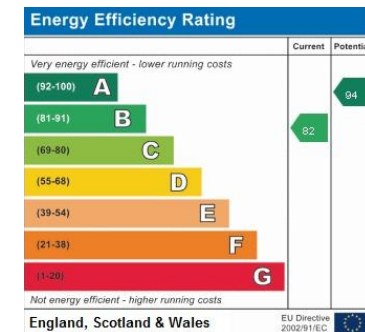Property built: 2014
Council tax: D
How long have the owners lived here: Since 2021
Reason for move: Job relocation
Garden: South/West
Loft: Part boarded, light and ladder
Management fee: £128 every 6 months

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 82

England, Scotland & Wales — EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements