



LOVETT
Sales & Lettings

£325,000



105 Huntingdon Street, St. Neots, PE19 1DU

- End of terrace family home
- Three good sized bedrooms
- Walking distance to Town Centre and Train Station
- 80 Acre Priory Park and leisure facilities close by
- Close to Infants and Secondary Schools
- West facing rear garden

Full Description

A spacious three bedroom end of terrace home just 0.7 of a mile to St Neots Railway Station. The property is also located within easy walking distance of St Neots Town Centre, Priory Park with 80 acres of open space as well as Priory Infant school and Longsands Academy secondary school. The accommodation comprises entrance hall, living room, dining room, kitchen, conservatory, WC and utility room on the ground floor. The first floor has three good sized bedrooms and a shower room. Externally there is mature front and rear gardens with secure gated passageway leading from front garden to side lobby. The property benefits from gas radiator heating. No forward chain

ENTRANCE HALL

UPVC double glazed door to front, Stairs leading to first floor, under stairs storage, doors leading living room and dining room, Radiator.

LIVING ROOM

14' 5" x 11' 7" (4.39m x 3.53m)

Bay fronted UPVC double glazed windows, Radiator, Feature fireplace.

DINING ROOM

12' 0" x 9' 8" (3.66m x 2.95m)

Radiator, Double glazed sliding doors to conservatory, doorway to kitchen.

CONSERVATORY

11' 09" x 8' 11" (3.58m x 2.72m)

Brick and partial timber framed, double glazed units with door leading into garden. Ceiling fan and wall lights.

KITCHEN

9' 8" x 9' 5" (2.95m x 2.87m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink/drainers with dual taps. Built in electric oven and four ring electric hob. Wall mounted gas boiler. Radiator. UPVC window to rear. Fully tiled walls. Door to side lobby.

SIDE LOBBY

UPVC double glazed door to front and rear. Doors to utility and WC. Secure passageway leading to front garden.



WC

Vanity unit with fitted wash hand basin and mixer tap, low level WC, electric radiator, frosted double glazed window to rear.



UTILITY ROOM

6' 1" x 5' 3" (1.85m x 1.6m)

Plumbing for washing machine and tumble dryer, electric radiator.

LANDING

Loft hatch, solid wooden doors leading to bedrooms and bathroom

BEDROOM ONE

11' 2" x 10' 2" (3.4m x 3.1m)

UPVC double glazed window to front, built in wardrobe, radiator



BEDROOM TWO

12' 9" x 9' 2" (3.89m x 2.79m)

Two UPVC double glazed windows to rear, built in wardrobe, radiator



BEDROOM THREE

8' 5" x 7' 2" (2.57m x 2.18m)

UPVC double glazed window to front, built in wardrobe, radiator.



SHOWER ROOM

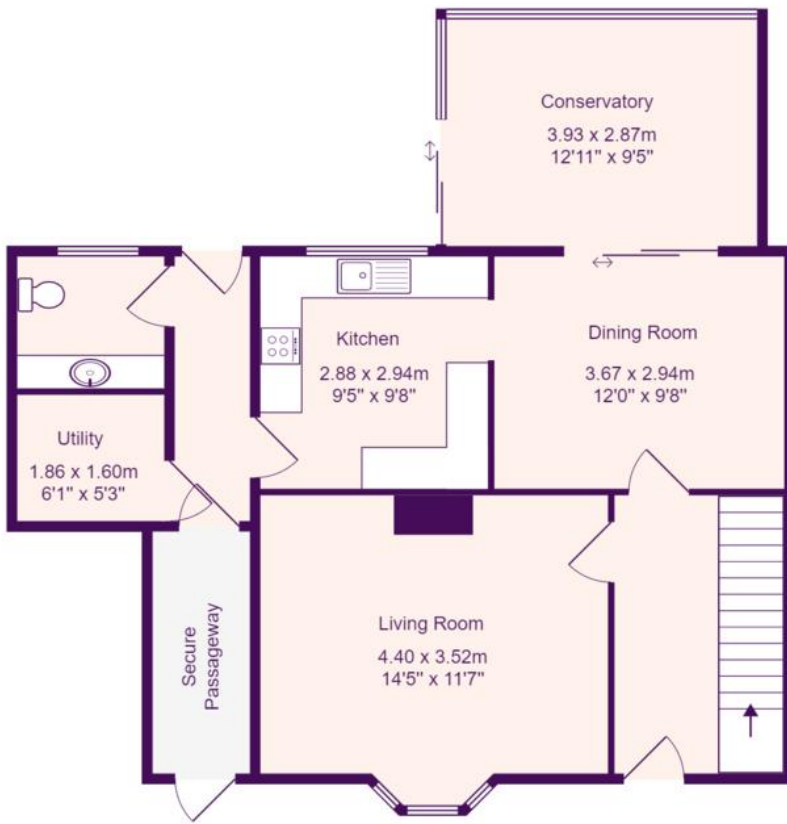
Pedestal wash hand basin, low level WC, double electric shower unit, heated towel rail, airing cupboard, UPVC double glazed opaque window.

FRONT GARDEN

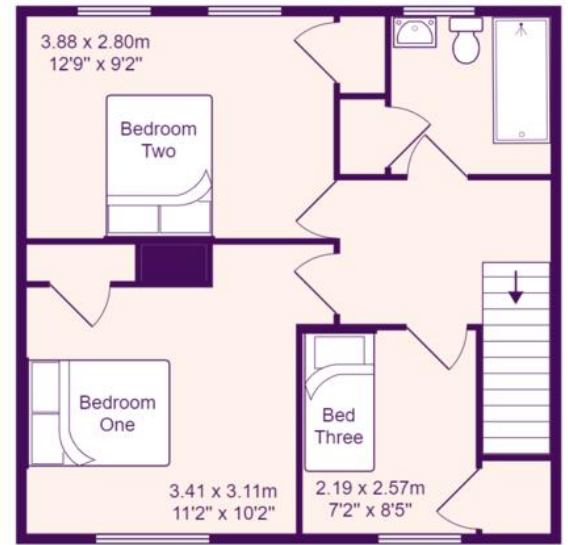
Mainly laid to lawn with shrub borders and enclosed hedge perimeter. Secure gated passageway leading to side lobby.

REAR GARDEN

West facing private enclosed garden, mainly laid to lawn with shrub borders, a mature tree and patio area.



Ground Floor
Area: 70.2 m² ... 755 ft²



First Floor
Area: 43.3 m² ... 466 ft²

Total Area: 113.5 m² ... 1222 ft²

All measurements are approximate and for display purposes only