



23 St. Marys Street, Eynesbury

St. Neots

£650,000





### Dining Room

12' 7" x 11' 5" (3.84m x 3.48m)

Wooden entrance door leading to Dining Room. Parquet wood flooring. Feature wood burning fireplace. Radiator. Opening through to open plan kitchen and dining area.

### Kitchen

27' 10" x 11' 1" (8.48m x 3.38m)

Refitted kitchen comprising wooden butchers block work surfaces with drawers and cupboards under. Wall mounted cupboards. Butler style sink with mixer tap. Two built in ovens and an electric hob with extractor fan over. Parquet flooring. Skylight. Inset ceiling lights. Step up to dining area. Door to hallway.

### Sitting Room

Glazed windows and doors to rear garden. Radiator. Parquet flooring. Inset ceiling lights. Built in fold down desk.

### Hallway

Stairs to first floor with feature exposed brickwork. Skylight. Built in double storage cupboard for coats and shoes. Inset ceiling lights. Fitted mat. Doors to snug, living room, utility room and rear garden. Parquet flooring. Smoke alarm.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled floor.

### Utility Room

12' 0" x 10' 5" (3.66m x 3.18m)

Utility with butchers block work surface with cupboards under. Large storage cupboards. Wall mounted Ideal gas combi boiler. Tiled floor. Radiator. Inset ceiling lights. Double doors opening to rear garden.

### Lounge

20' 11" x 11' 11" (6.38m x 3.63m)

Windows to front. Vaulted ceiling with Skylight. Parquet flooring. Feature fireplace surround. Radiator.







### Dining Room

12' 7" x 11' 5" (3.84m x 3.48m)

Wooden entrance door leading to Dining Room. Parquet wood flooring. Feature wood burning fireplace. Radiator. Opening through to open plan kitchen and dining area.

### Kitchen

27' 10" x 11' 1" (8.48m x 3.38m)

Refitted kitchen comprising wooden butchers block work surfaces with drawers and cupboards under. Wall mounted cupboards. Butler style sink with mixer tap. Two built in ovens and an electric hob with extractor fan over. Parquet flooring. Skylight. Inset ceiling lights. Step up to dining area. Door to hallway.

### Sitting Room

Glazed windows and doors to rear garden. Radiator. Parquet flooring. Inset ceiling lights. Built in fold down desk.

### Hallway

Stairs to first floor with feature exposed brickwork. Skylight. Built in double storage cupboard for coats and shoes. Inset ceiling lights. Fitted mat. Doors to snug, living room, utility room and rear garden. Parquet flooring. Smoke alarm.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled floor.

### Utility Room

12' 0" x 10' 5" (3.66m x 3.18m)

Utility with butchers block work surface with cupboards under. Large storage cupboards. Wall mounted Ideal gas combi boiler. Tiled floor. Radiator. Inset ceiling lights. Double doors opening to rear garden.

### Lounge

20' 11" x 11' 11" (6.38m x 3.63m)

Windows to front. Vaulted ceiling with Skylight. Parquet flooring. Feature fireplace surround. Radiator.







## Lovett Residential Sales & Lettings

24, Market Square, St Neots - PE19 2AF

01480 218200 • [info@lovettsalesandlettings.co.uk](mailto:info@lovettsalesandlettings.co.uk) • [www.lovettsalesandlettings.co.uk](http://www.lovettsalesandlettings.co.uk)

