



**LOVETT**  
Sales & Lettings

Offers Over  
**£550,000**



## 10 Dovehouse Close, St. Neots, PE19 1DS

- DETACHED FAMILY HOME
- FOUR BEDROOM / TWO BATHROOMS
- CLOSE TO TOWN CENTRE
- 0.64 OF A MILE TO TRAIN STATION
- PRIMARY & SECONDARY SCHOOLS CLOSE BY
- STUDY

## Full Description

A four bedroom detached family home in a sought after location rarely available close to St Neots Town Centre. The property is situated within walking distance of St Neots Railway Station, schools, shops and amenities. The spacious accommodation comprises; Entrance hall, WC, Study, lounge, open plan kitchen and dining room and separate utility room on the ground floor. The first floor has four bedrooms, en-suite to master and family bathroom. Gas radiator heating. UPVC Windows. Enclosed South facing rear garden. Double garage and driveway. No forward chain! Viewing Highly Recommended!

### ENTRANCE HALL

UPVC entrance door leading to entrance hall. UPVC window to front. Doors to Study, WC, Lounge and Dining Room. Stairs to first floor with recess under. Radiator. Telephone point.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Radiator. Tiled splash backs.

### STUDY

UPVC window to front and side. Radiator. TV point. Loft access. Fitted desk and shelving.

### LIVING ROOM

18' 5" x 11' 6" (5.61m x 3.51m)

UPVC bay window to front and UPVC window and door to rear garden. Feature gas fire with marbled hearth. Two radiators. TV point. Cable point.

### DINING ROOM

11' 9" x 10' 0" (3.58m x 3.05m)

UPVC French doors to rear. Archway to kitchen. Radiator. Wood flooring.

### KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted kitchen comprising work surfaces with drawer and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap. Tiled splash backs. Gas Range cooker with extractor fan over. Inset ceiling lights. Door to utility room.



#### UTILITY ROOM

Work surface with Butler sink. Plumbing for washing machine. Wall mounted cupboards. Cupboard housing Ideal gas boiler. UPVC window and door to side.

#### LANDING

UPVC window to front. Access to loft space. Airing cupboard housing hot water cylinder. Radiator.

#### BEDROOM ONE

12' 5" x 11' 6" (3.78m x 3.51m)

UPVC window to rear. Radiator. Door to en-suite. Range of fitted wardrobes and dressing table.

#### ENSUITE

Refitted three piece white suite comprising low level WC, wash hand basin with vanity unit under and shower unit. Tiled splash backs. Tiled floor. UPVC window to side.

#### BEDROOM TWO

11' 6" x 10' 5" (3.51m x 3.18m)

UPVC window to rear. Radiator.

#### BEDROOM THREE

9' 10" x 7' 7" (3m x 2.31m)

UPVC window to rear. Radiator.

#### BEDROOM FOUR

7' 9" x 6' 10" (2.36m x 2.08m)

UPVC window to front. Radiator.

#### FAMILY BATHROOM

Three piece white suite comprising low level WC, Pedestal wash hand basin, panelled bath with shower over. Glass screen. Tiled splash backs. Storage cupboard. UPVC window to side.

#### FRONT GARDEN

Mainly laid to lawn with mature trees. Driveway providing off road parking for several cars.

#### REAR GARDEN

Mainly laid to lawn with flower and shrub borders. Patio area. Gated access to side. Door to garage. Outside water supply. Garden shed.

#### DOUBLE GARAGE

Two metal up and over doors. Power and light. Two personal entrance doors. Pitched roof with storage.

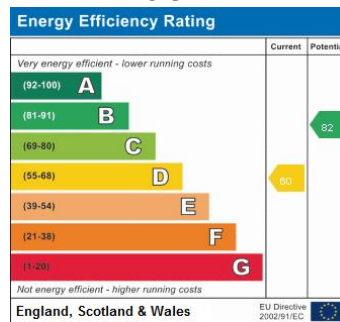




Total Area: 149.7 m<sup>2</sup> ... 1612 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH



[www.lovettsalesandlettings.co.uk](http://www.lovettsalesandlettings.co.uk) Tel: 01480 218200

24 Market Square, St Neots, Cambs, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements