



**LOVETT**  
Sales & Lettings

£260,000



## 76 Luke Street, Eynesbury, St. Neots, PE19 2TN

- FULLY RENOVATED THROUGHOUT
- TWO BEDROOM COTTAGE
- REFITTED KITCHEN & SHOWER ROOM
- CLOSE TO TOWN & RIVERSIDE PARK
- RE-PLASTERED THROUGHOUT
- NEW WINDOWS AND DOORS

## Full Description

A fully renovated two bedroom terraced cottage in the heart of old Eynesbury within walking distance to St Neots town centre and Riverside Park. The railway station is just over one mile away. The immaculately presented accommodation comprises living room, refitted kitchen, rear lobby, refitted shower room and a utility area on the ground floor. The first floor has two bedrooms. The property benefits from being re-plastered throughout plus new heating system installed in 2023 and full electrical rewire. New windows and doors throughout. Viewing highly recommended! No forward chain!

### LIVING ROOM

12' 5" x 10' 9" (3.78m x 3.28m)

Composite entrance door leading to living room. Feature fireplace surround and tiled hearth. UPVC window to front. Bespoke cabinet housing gas and electric meter and consumer unit. TV, network and telephone points. Radiator. Door to kitchen.

### REFITTED KITCHEN

12' 5" x 9' 2" (3.78m x 2.79m)

kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap. Built in Neff oven and Neff induction hob with integrated externally vented extractor. Low profile radiator. UPVC window to rear. Stairs to first floor with recess under. Inset ceiling lights plus single point stereo ceiling speaker. Door to rear lobby.

### REAR LOBBY

Doors to utility area and shower room.

### REFITTED SHOWER ROOM

Refitted three piece white suite comprising low level WC, wash hand basin with vanity unit and anti-fog mirror cabinet. fitted walk in shower with glass screen and tiled splash backs. Heated towel rail. Extractor fan. UPVC window to rear. Cupboard housing combi boiler installed in 2023.

### UTILITY AREA

UPVC door to rear garden. Plumbing for washing machine. Radiator. Skylight.

### LANDING

Doors to bedrooms.



### BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m)

UPVC window to front. Radiator. TV and network point.

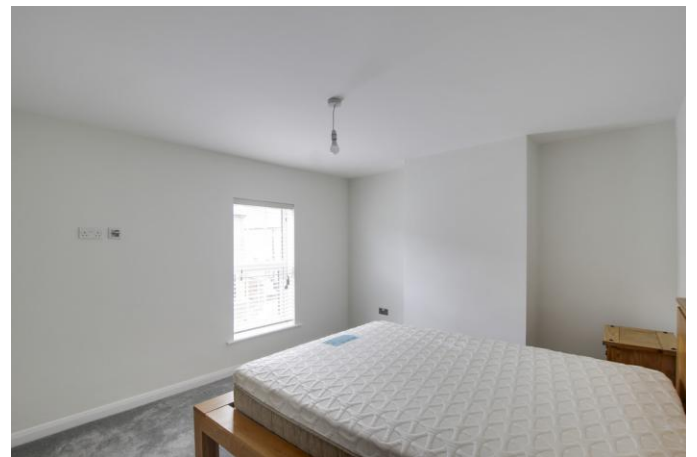
### BEDROOM TWO

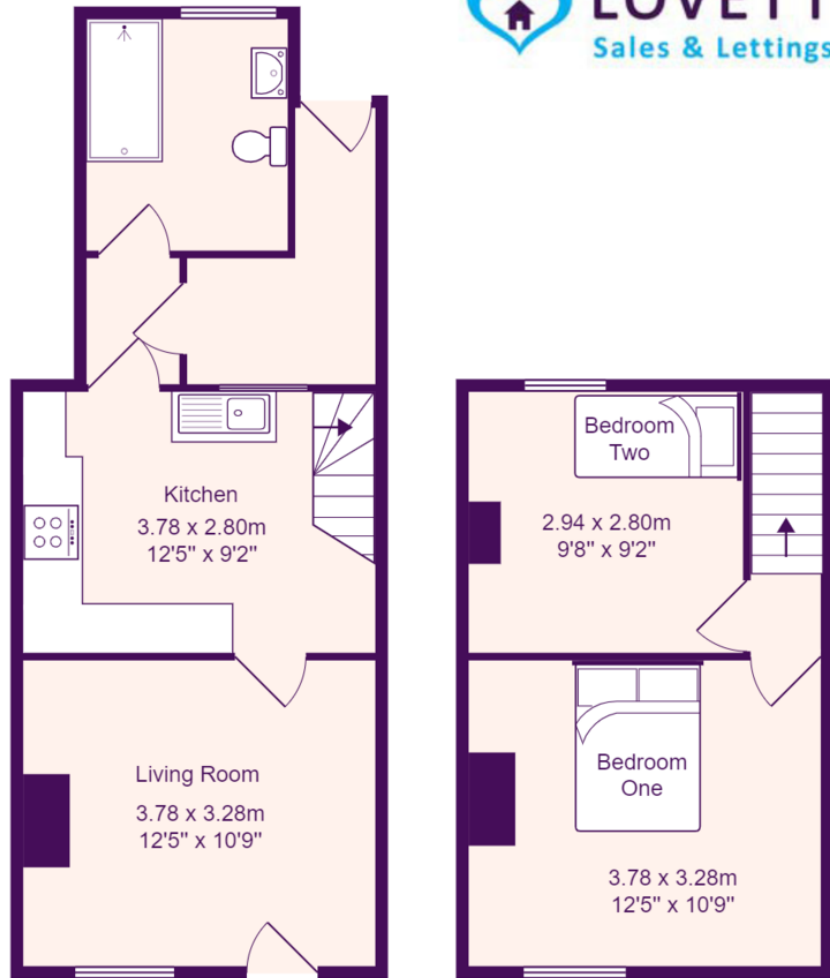
9' 8" x 9' 2" (2.95m x 2.79m)

UPVC window to rear. Radiator. TV and network point. Loft access.

### GARDEN

Enclosed rear garden mainly laid to paving. Large brick built storage shed.





**Ground Floor**

**First Floor**

Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**EPC GRAPH**

