



LOVETT
Sales & Lettings

£630,000



27 Barringer Way, St. Neots, PE19 1LW

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 1673 SQFT ACCOMMODATION / 0.10 ACRE PLOT
- TWO BATHROOMS
- INSULATED GARDEN ROOM WITH BIFOLD DOORS
- TRAIN STATION 0.74 MILES AWAY

Full Description

A very well cared for four double bedroom detached family home in a highly sought after location positioned in a cul-de-sac backing on to St Neots Common/Rugby fields. The property is within walking distance of St Neots Railway station, Priory Park, primary/secondary schools as well as the town centre. The spacious accommodation over 1673 SqFt comprises entrance hall, WC, study, living room, refitted 19ft kitchen/breakfast room, utility room, dining room and insulated garden room on the ground floor. The first floor has four double bedrooms all with built in wardrobes. Refitted en-suite shower room to main bedroom plus a family bathroom. Externally, there is a landscaped South West facing rear garden with recently laid patio. Double garage with driveway providing off road parking for several vehicles. The property benefits from Solar panels to the rear. Viewing highly recommended!

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. Storage cupboard. Radiator. Doors to WC, study, living room and kitchen.

WC

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

STUDY

8' 9" x 6' 3" (2.67m x 1.91m)

Window to front. Radiator. Primary internet and Telephone point.

LIVING ROOM

18' 0" x 12' 0" (5.49m x 3.66m)

Bay window to front. TV and telephone point. Radiator. Feature electric fireplace. Double doors through to dining room.

KITCHEN/BREAKFAST ROOM

19' 3" x 12' 11" (5.87m x 3.94m)

Refitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric double oven and four ring hob with extractor fan over. Built in fridge / freezer, dishwasher and drinks fridge. Radiator. Wood floor. Windows and French doors to rear garden. Door to utility room. Open plan through to dining room.

UTILITY ROOM

6' 9" x 5' 3" (2.06m x 1.6m)

Work surface with cupboards under. Single bowl sink with mixer tap. Plumbing for washing machine. Door to side.

DINING ROOM

12' 0" x 9' 0" (3.66m x 2.74m)

Sliding door to garden room. Double doors through to living room. Wood flooring.



GARDEN ROOM

11' 7" x 11' 5" (3.53m x 3.48m)

Fully insulated warm roof with inset ceiling lights. Bifold doors to garden. Radiator. Tiled floor.

LANDING

Access to loft space. Airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom. Window to front.

BEDROOM ONE

15' 2" x 12' 0" (4.62m x 3.66m)

Window to front. Radiator. Built in wardrobes. Telephone point. Door to en-suite.



ENSUITE

Refitted three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass screen. Fully tiled walls. Heated towel rail. Extractor fan. Windows to side and rear.



BEDROOM TWO

11' 2" x 10' 1" (3.4m x 3.07m)

Window to front. Radiator. Built in wardrobes.

BEDROOM THREE

11' 3" x 9' 0" (3.43m x 2.74m)

Window to rear. Radiator. Built in wardrobe

BEDROOM FOUR

9' 8" x 8' 6" (2.95m x 2.59m)

Window to rear. Radiator. Built in wardrobe.



BATHROOM

Refitted three piece suite comprising low level WC, wash hand basin with vanity unit and a panelled bath with shower over. Glass shower screen. Tiled splash backs. Radiator. Heated towel rail. Window to rear. Extractor fan. Shaver socket.

REAR GARDEN

Beautifully landscaped and maintained South West facing rear garden mainly laid with flower and shrub borders. Recently laid patio. Gated access to front and door to double garage. Outdoor power supply plus security lights. Outside tap.

DOUBLE GARAGE

Detached double garage with two up and over metal doors. Power and light. Eaves storage. Personal access door to side.

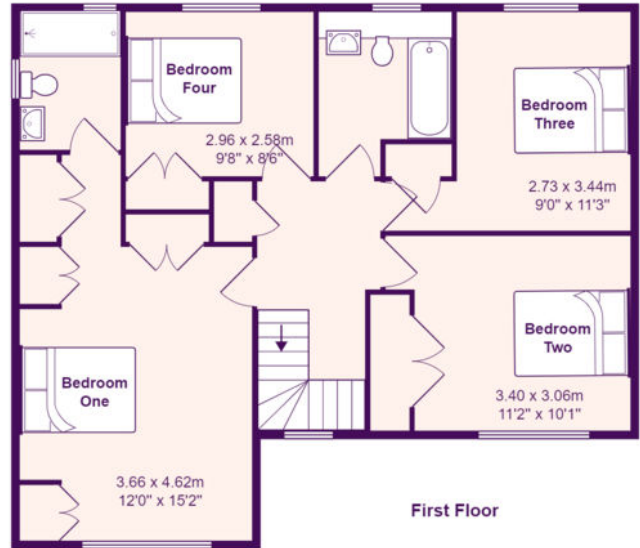
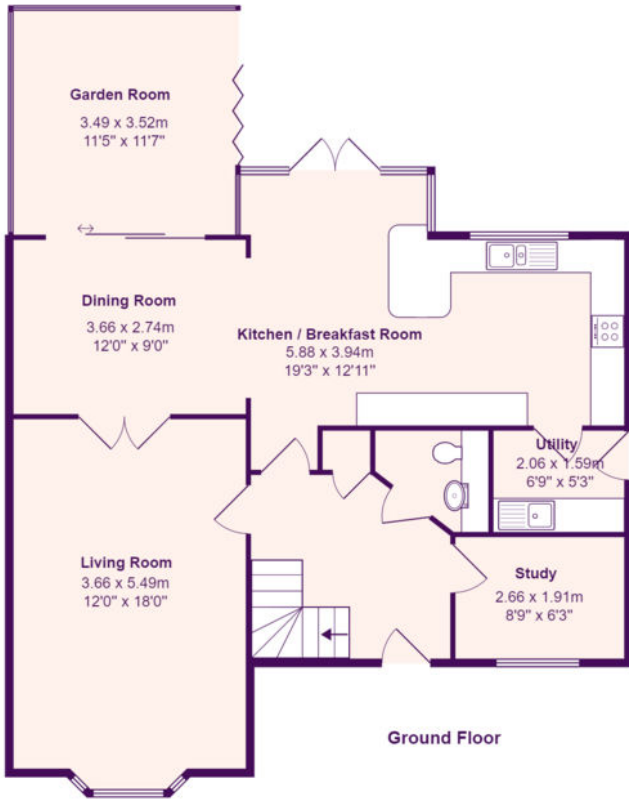
FRONT GARDEN / DRIVEWAY

Driveway leading to double garage providing off road parking for several vehicles. Gated access to garden.

SOLAR PANELS

The property has the benefit of 16 solar panels to the rear of the property that are on a leasehold basis (25 years from 2009). The panels are owned and maintained by Natural Energy Generation Ltd. The property gets the benefit of the energy as it is generated and the remaining unused energy is for the benefit of Natural Energy Generation Ltd.





Total Area: 155.4 m² ... 1673 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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