



**LOVETT**  
Sales & Lettings

£300,000



## 79 Manor Gardens, Buckden, St. Neots, PE19 5TW

- SEMI DETACHED HOME
- THREE BEDROOMS
- SHOPS AND LEISURE FACILITIES CLOSE BY
- GARAGE AND DRIVEWAY
- 15FT CONSERVATORY
- GOOD SIZED GARDENS

## Full Description

A very well presented three bedroom home in the sought after village of Buckden within walking distance to a parade of shops including convenience store, pharmacy, hairdressers and Chinese takeaway. The Millennium Community Centre is also close by offering Tennis Courts, Bowling Green, Sports Courts, Library, Club House and Playing Fields. The accommodation comprises entrance porch, hallway, living / dining room, refitted kitchen and a 15ft conservatory on the ground floor. the first floor has three bedrooms and a family bathroom. The property benefits from gas radiator heating and UPVC windows throughout. Externally there is a good sized garden to front, rear and side. Driveway leading to garage. Viewing highly recommended. No forward chain.

### ENTRANCE PORCH

Composite entrance door leading to entrance porch. Laminate floor. Door to hallway.

### HALLWAY

Stairs to first floor. Door to living room.

### LIVING / DINING ROOM

18' 1" x 9' 1" (5.51m x 2.77m)

UPVC window to front. Radiator. Laminate floor. Wall mounted gas fire. Cupboard under stairs. Door to kitchen.

### KITCHEN

12' 8" x 8' 9" (3.86m x 2.67m)

Refitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring gas hob with extractor over. Plumbing for washing machine and built in dishwasher. Cupboard housing gas boiler. Tiled floor with electric underfloor heating. UPVC window to rear. UPVC French doors to conservatory.

### CONSERVATORY

15' 10" x 9' 7" (4.83m x 2.92m)

Brick and UPVC built conservatory. UPVC French doors to rear garden. UPVC door to side. Tiled floor.

### LANDING

Cupboard housing hot water cylinder. Loft access. Doors to bedrooms and bathroom.



#### BEDROOM ONE

10' 8" x 8' 9" (3.25m x 2.67m)

UPVC window to rear. Radiator. Fitted wardrobes with mirrored sliding doors.

#### BEDROOM TWO

12' 8" x 7' 2" (3.86m x 2.18m)

UPVC window to front. Radiator.

#### BEDROOM THREE

10' 2" x 5' 4" (3.1m x 1.63m)

UPVC window to front. Radiator.

#### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. UPVC window to side.

#### REAR GARDEN

East facing private rear garden mainly laid to lawn with flower and shrub borders. Decked patio area. Outside water supply. Gated access to side. Door to garage. Outside light.

#### GARAGE

Single garage with up and over door. Personal door to side.

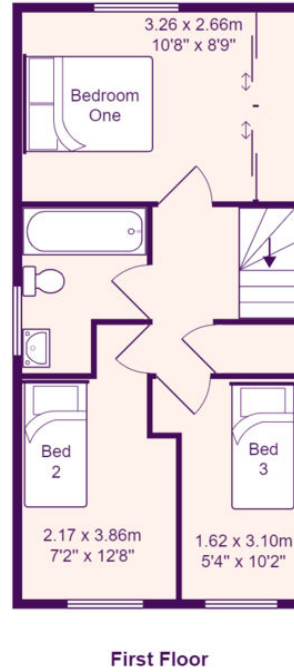
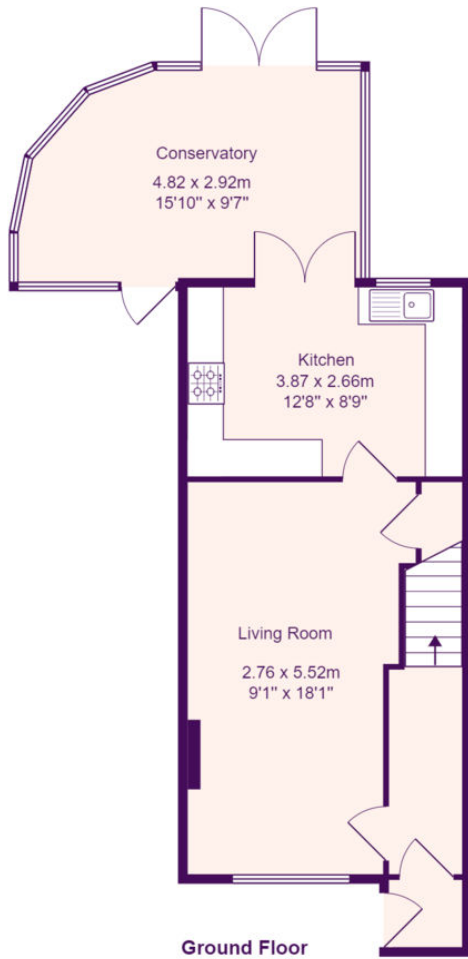
#### FRONT GARDEN

Mainly laid to lawn plus driveway leading to garage.

#### AGENTS NOTES

Please note: We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the vendor we are acting for on the sale of this property is a "connected person" as defined by that Act.

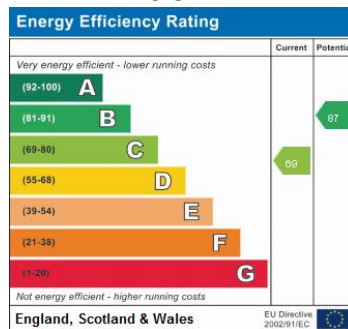




Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH



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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