



LOVETT
Sales & Lettings

£275,000



9 The Kennels, Abbotsley Road, Croxton, St. Neots, PE19 6SZ

- END OF TERRACE COTTAGE
- THREE BEDROOMS
- NON ESTATE RURAL LOCATION
- LOG BURNING STOVE
- 20FT KITCHEN / DINING ROOM
- OFF ROAD PARKING

Full Description

A three bedroom end of terrace cottage in a non estate rural location situated 4 miles East of St Neots and 14 miles West of Cambridge. The accommodation comprises entrance hall with WC/Utility, 20ft kitchen/dining room and a living room on the ground floor. The first floor has three bedrooms and a shower room off bedroom one. The property benefits from a wood burning stove and a Calor gas range cooker. Externally there is an enclosed garden to front and off road parking for two vehicles. Viewing highly recommended! No forward chain.

ENTRANCE HALL

Wooden glazed entrance door leading to entrance hall. Door to WC/Utility and kitchen. Stone flooring.

WC / UTILITY

Two piece white suite comprising low level WC and wash hand basin. Plumbing for washing machine. Worktop. Window to front.

KITCHEN / DINING ROOM

19' 11" x 9' 8" (6.07m x 2.95m)

Fitted kitchen comprising granite work surfaces with drawers and cupboards under. Wall mounted cupboards. Butler sink. Gas range cooker (Calor Gas bottle). Plumbing for dishwasher. Feature log burner. Electric storage heater. Door to living room. Windows to side.

LIVING ROOM

19' 11" x 8' 5" (6.07m x 2.57m)

Window to front. TV point. Fireplace surround. Stairs to first floor with cupboard under. Electric storage heater.

LANDING

Doors to bedrooms. Loft access.

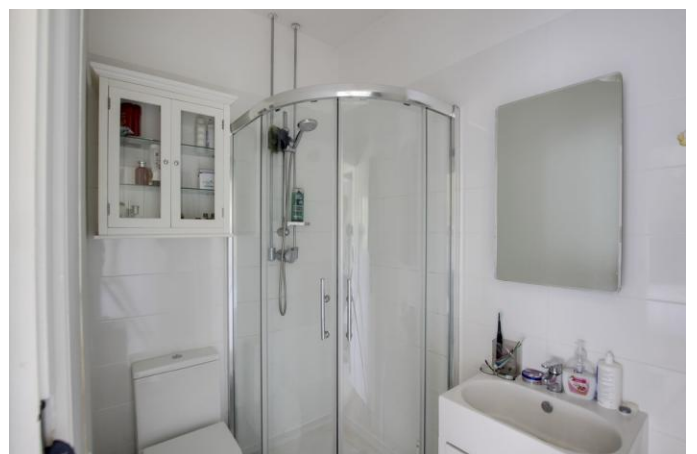
BEDROOM ONE

15' 2" x 9' 7" (4.62m x 2.92m)

Windows to front and side. Electric storage heater. Door to shower room.

SHOWER ROOM

Refitted three piece white suite comprising low level WC, wash hand basin and fitted shower with glass sliding doors and tiled splash backs. Storage heater. Extractor fan. Airing cupboard housing hot water cylinder.



BEDROOM TWO

9' 6" x 8' 6" (2.9m x 2.59m)

Window to front. Electric storage heater.

BEDROOM THREE

10' 2" x 5' 8" (3.1m x 1.73m)

Window to rear. Electric storage heater.

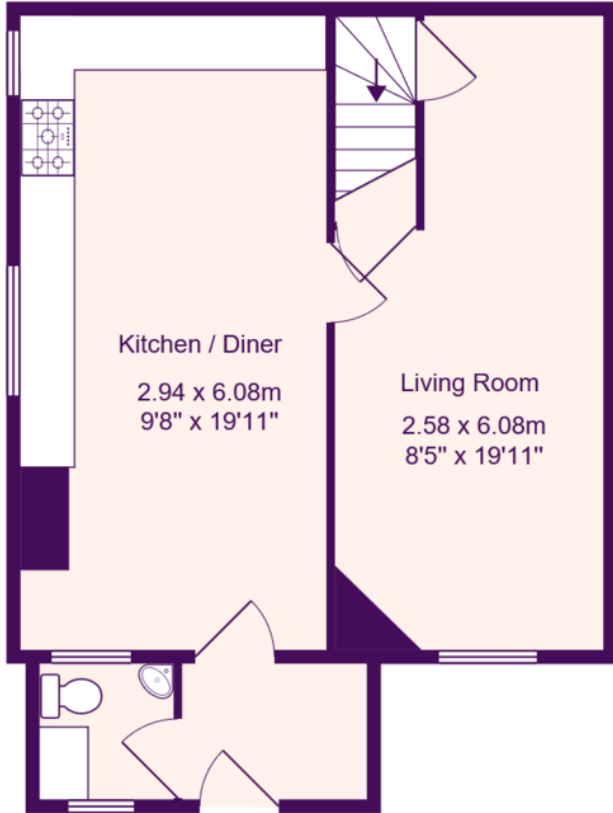
OUTSIDE

Enclosed garden to front of property with gated access to side and at the end of the garden. Patio area. Storage shed.

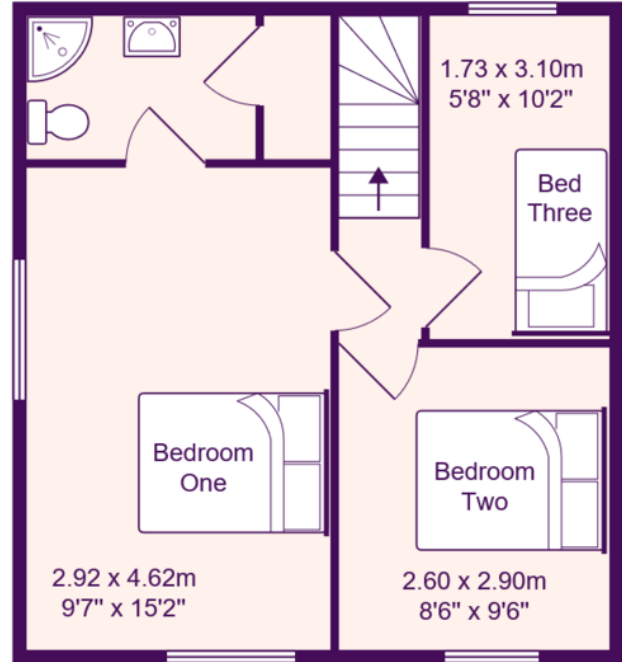
PARKING

Two tandem parking spaces to the front of the garden.





Ground Floor



First Floor

Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

