



## 5 Green Lane , Hail Weston, PE19 5JZ Offers in excess of £450,000

\*\*\* PRIVATE SOUTH FACING REAR GARDEN \*\*\* A fantastic opportunity for countryside life, this desirable three-bedroom detached family home comprises a spacious entrance hall with benefits of downstairs underfloor heating, a boot room and a cloakroom. Leading from the hallway boasts an office/ family room, a contemporary kitchen and an amazing open plan lounge/ diner. With an abundance of natural light, the lounge/ diner area features a wood burner for cosy evenings and French doors overlooking the rear garden. The kitchen with a breakfast bar offers a range of high and low-level soft-close units, an electric hob, an electric oven, an integrated slimline dishwasher, space for a fridge-freezer and freestanding washing machine.

Upstairs features a beautiful example of a generously sized master bedroom offering stunning views over fields, an en suite and additional eave storage. There is a further second double bedroom with space for a dressing area, a single bedroom and a contemporary three-piece family bathroom. The private south-facing rear garden is mainly laid to lawn with mature shrub borders and a superb patio area perfect for entertaining. This freehold property further benefits from double glazing, oil-powered heating with a new boiler fitted in 2023 and a driveway with ample parking.

Council Tax: Band C  
Energy Supplier: E on energy  
Water Supplier: Anglian Water  
Broadband Supplier: BT Broadband

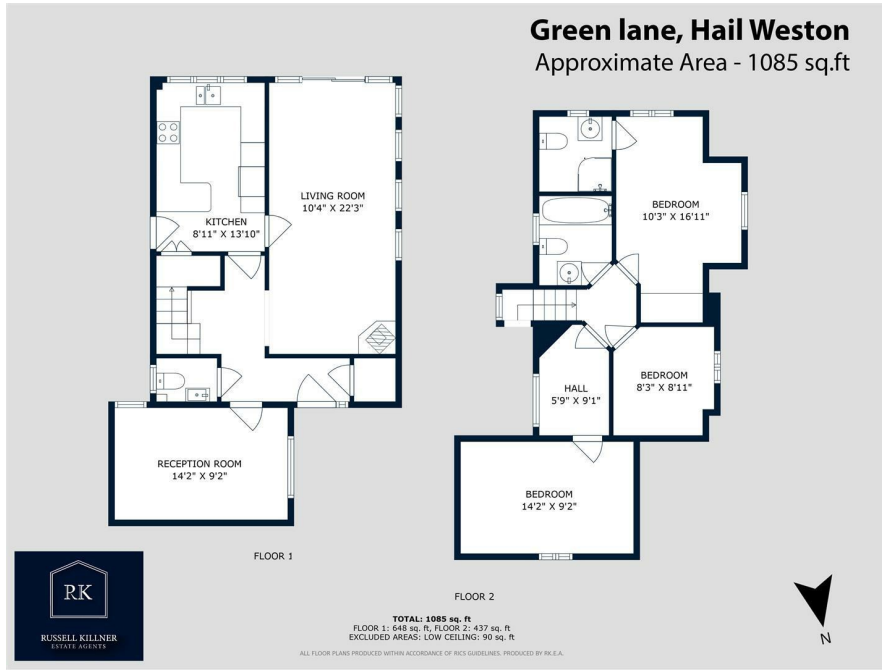
- Situated in the highly sought after village of Hail Weston
- Rarely available charming three bedroom detached family home
- An amazing open plan lounge/ diner featuring a wood burner for cosy evenings
- Second reception room perfect for a playroom or working from home
- Modern kitchen boasting a breakfast bar and an integrated slimline dishwasher
- Generously sized master bedroom offering stunning views over fields and an en suite
- Private south-facing rear garden with a superb patio area perfect for entertaining
- Double glazing & Oil-powered heating with a new boiler fitted in 2023
- In the school catchment of Crosshall Junior School
- Short drive to St Neots train station which has access to London Kings Cross

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



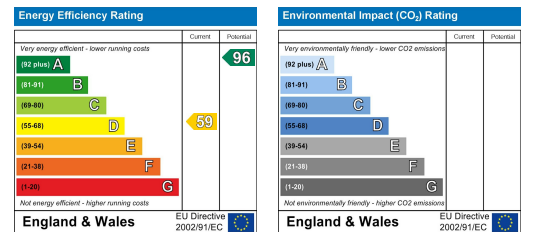
# Floor Plan



# Area Map



# Energy Efficiency Graph



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