



Manor Grove, St. Neots, PE19 1PP
Guide Price £375,000 - £385,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

***** ATTRACTIVE THREE DOUBLE BEDROOM DETACHED FAMILY HOME IN POPULAR CUL-DE-SAC LOCATION SURROUNDED BY GREEN OPEN SPACES TO THE REAR AND CLOSE TO THE STATION AND LOCAL SCHOOLS*****

Latcham Dowling Estate Agents are delighted to offer this beautifully presented three-bedroom detached house, perfectly positioned in a quiet cul-de-sac. It offers the perfect balance of privacy and convenience, being located just a 15-minute walk from the town centre and train station. The property boasts an enviable position near a 2.3-acre pocket park, complete with a playground for family enjoyment.

Inside, the home features a stylish refitted kitchen with modern grey units, black fixtures, and generous solid wood worktops, ideal for master chefs. The family bathroom, cloakroom, and ensuite to the master bedroom have all been refitted to a high standard, providing a touch of luxury throughout.

The south-facing rear garden is completely private and not overlooked, perfect for those who value outdoor relaxation. In addition, there is a single garage with a convenient utility area, plus parking for 3-4 cars on the driveway.

Viewings are highly recommended to appreciate everything this fantastic home has to offer!

Entrance Via

Entrance Lobby
3'5 x 3'4 (1.04m x 1.02m)

Cloakroom
5'7 x 3'1 (1.70m x 0.94m)





Lounge
13'7 x 11'8 (4.14m x 3.56m)

Kitchen/ Dining Room
15'0 x 9'10 (4.57m x 3.00m)

First Floor Landing

Bedroom One
11'2 to wardrobes x 8'11 (3.40m to wardrobes x 2.72m)

En Suite Shower Room
5'10 x 7'6 max (1.78m x 2.29m max)

Bedroom Two
13' max x 8'9 (3.96m max x 2.67m)

Bedroom Three
10'5 x 9'0 (3.18m x 2.74m)

Bathroom
7'3 x 5'10 (2.21m x 1.78m)

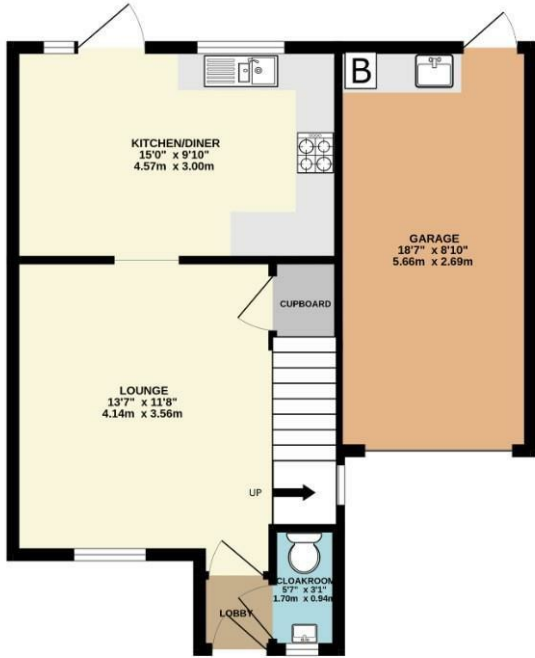
Rear Garden

Garage/ Utility
18'7 c 8'10 (5.66m c 2.69m)

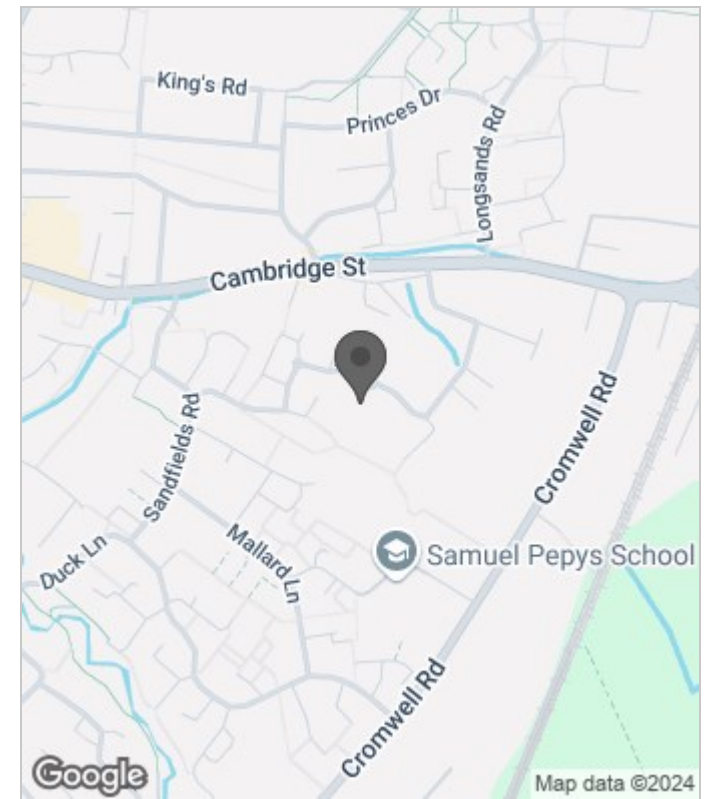
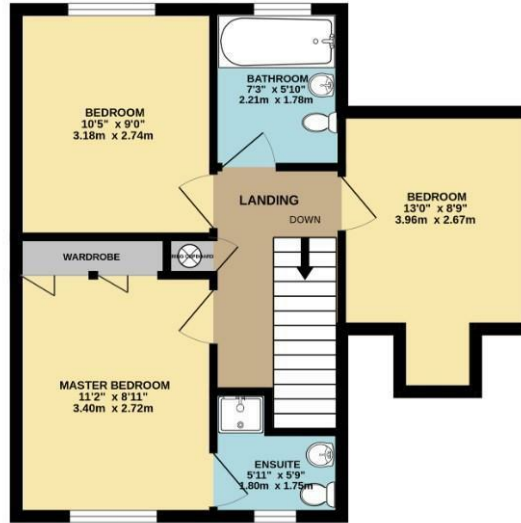
Front Of Property



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



MANOR GROVE

TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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