



Linclare Place, St. Neots, PE19 7AH

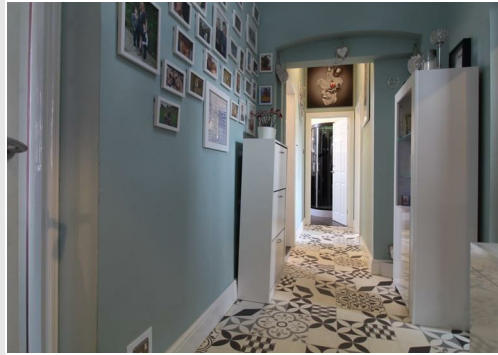
Offers over £190,000

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Entrance Via

Communal entrance with stairs rising to first floor landing and door to entrance lobby.

Entrance Lobby

5'2 x 3'3 (1.57m x 0.99m)

Etched glass door to hallway, shoe storage unit with hanging space above.

Hallway

18'4 x 5.2 max (5.59m x 1.52m.0.61m max)

White panel doors to living room, kitchen, two bedrooms and bathroom, feature archway and hatch to converted attic space (with retractable loft ladder).

Living Room

15'10 x 11'10 (4.83m x 3.61m)

Two Georgian style windows to rear, radiator, media wall (housing modern electric fireplace and display alcoves), coving to ceiling and white panel door to boiler/ utility cupboard (measuring 3'11 x 3'11 and with window to rear, wall mounted gas fired combination boiler and spaces for washing machine and tumble dryer).

Kitchen

7'10 c 7'8 (2.39m c 2.34m)

Re-fitted with a range of white high gloss high and base level units with contrasting work surfaces and tiling to splash back areas, single bowl sink and drainer unit with mixer tap over, space for freestanding electric oven with integrated extractor unit over, spaces for dishwasher and tall fridge/ freezer, radiator and window to rear.

Bedroom One

12'4 x 8'5 (3.76m x 2.57m)

Twin Georgian style sash windows to front, radiator, built in double wardrobe with full height sliding mirrored doors and storage above (with 'library ladder'), wood paneling to one wall and indirect lighting plinth.

Bedroom Two

11'1 max x 9'8 (3.38m max x 2.95m)

Georgian style window to front, radiator and built in double wardrobe (set into chimney recess).

Bathroom

10'10 x 6'2 (3.30m x 1.88m)

Re-fitted white suite comprising of a low level WC (with concealed cistern), inset wash hand basin with mixer tap over and cupboard under, corner bath mixer tap and shower attachment over and a separate corner shower enclosure/ sauna (with integrated lighting and 'bluetooth' connectivity to built in speakers), frosted Georgian style window to rear. tiling to approximately one half wall height, heated towel rail and wood finish flooring.

Converted Attic Space

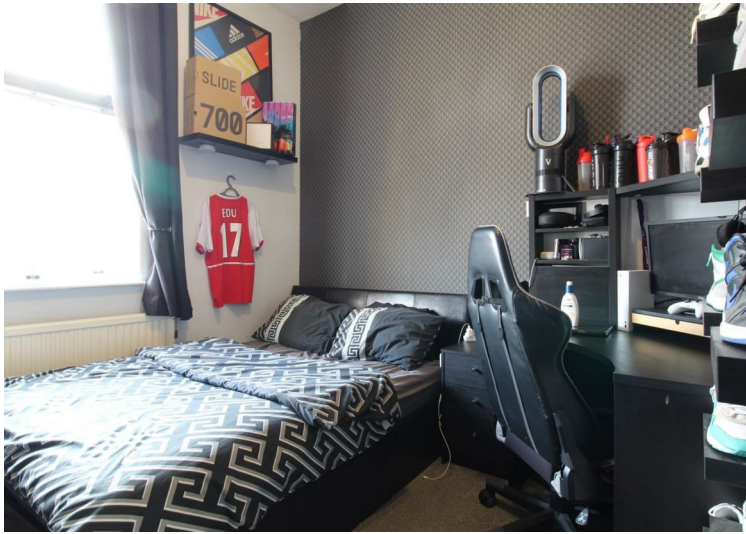
The attic has been cleverly adapted to provide an extremely useful and practical storage area (measuring 9'10 x 9'2 as an average) as you reach the top of the access ladder and then leads through into a fantastic games area/ potential bedroom space (measuring 12'3 x 1'1 max) with power and lighting connected).

Outside

Open plan communal gardens to the front and an allocated parking space to the rear with additional visitors parking.

Agents Note

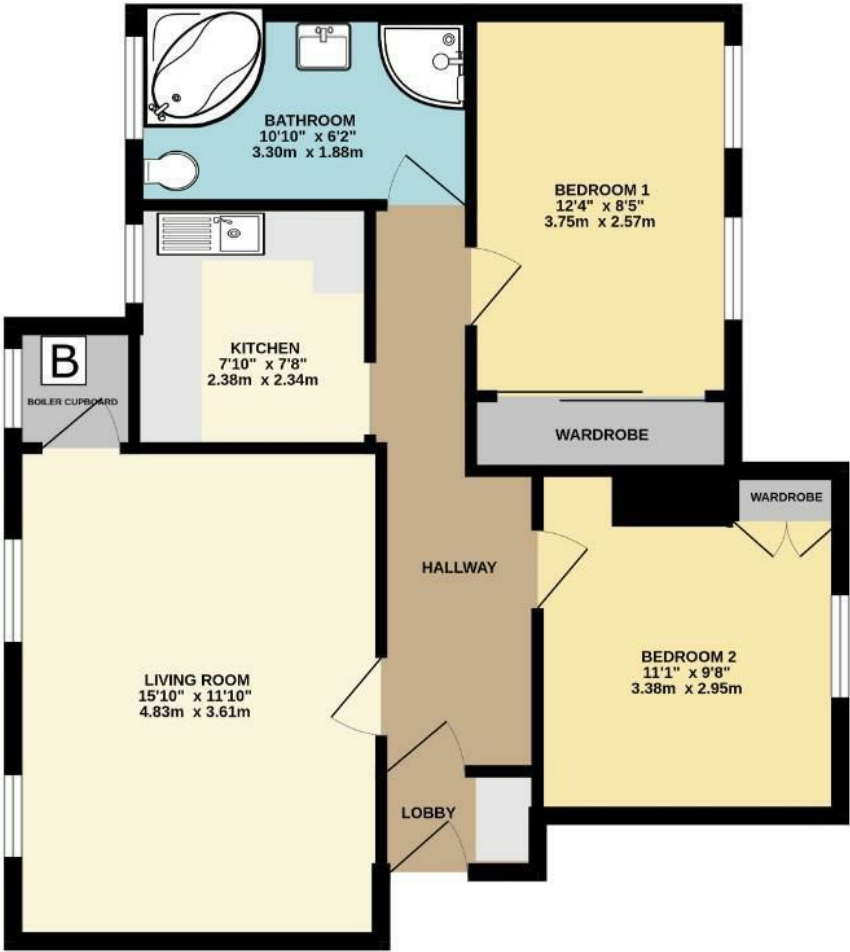
According to our research there is a monthly service charge of £175.00 and an annual ground rent of £200.00.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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