



Latin Close, Offord Cluny St. Neots  
Offers Over **£325,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Village Location
- Generous South-Facing Garden
- Ample parking
- Spacious downstairs
- Corner Plot

Situated on a corner plot, is this 3 bedroom semi-detached home. Outside the front of the property, there is a driveway with ample parking and a lawn area.

Upon entrance, you will be greeted with a spacious hallway. The living room is positioned at the back of the property with double aspect windows, fire place and a dining area. This modernised kitchen is comprised with wall and base cabinets, integral appliances and has an open archway into the conservatory. The conservatory is currently being used as an additional sitting room and has French doors into the rear garden.

Upstairs, there are three bedrooms and a family bathroom. Bedroom 1 is a large double size bedroom with fitted wardrobes. Bedroom 2 is





another double size room, whilst bedroom 3 is a large single size. This recently renovated family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside in the rear garden, there is a generous south-facing garden with a combination of patio and lawn. There is a side gate which allows access into the front of the house.

We strongly advise to register your interest early to avoid disappointment!

#### Measurements

Living/Dining Room - 7.9m x 3.3m (25' 9" x 10' 8")

Kitchen - 3.9m x 2.1m (12' 8" x 6' 9")

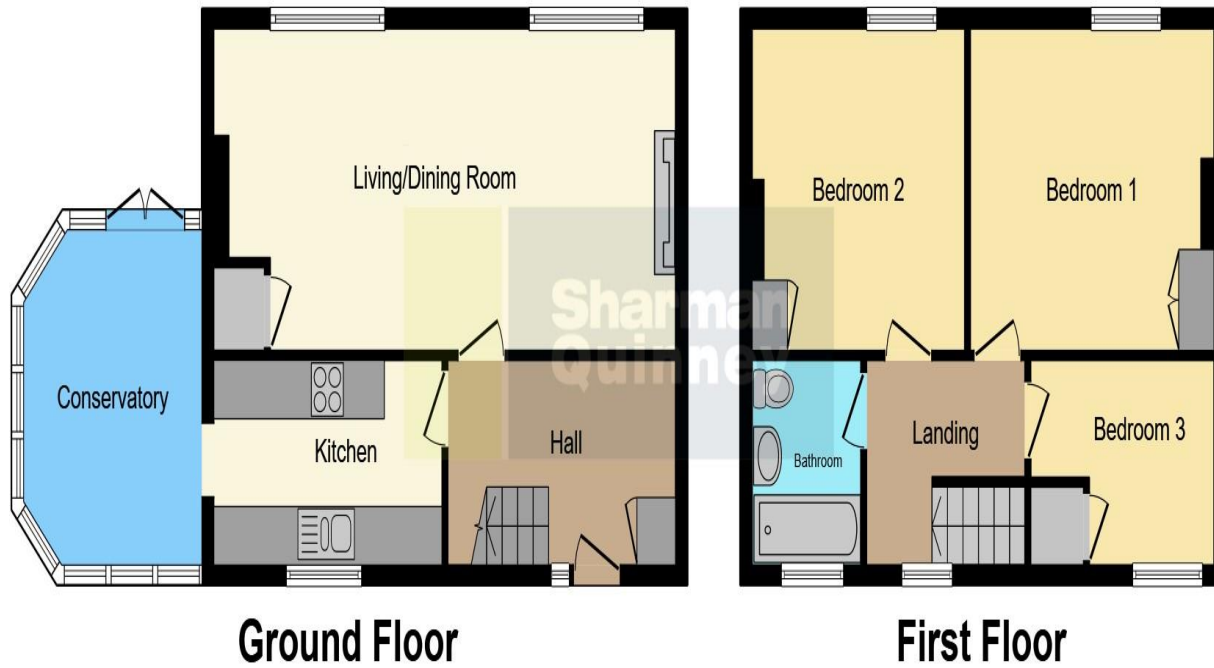
Conservatory - 3.1m x 3.5m (10' 2" x 11' 5")

Bedroom 1 - 4.2m x 3.5m (13' 8" x 11' 5")

Bedroom 2 - 3.7m x 3.3m (12' 1" x 10' 8")

Bedroom 3 - 3.3m x 2.1m (10' 8" x 6' 9")





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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