



Blacksmiths Lane, Abbotsley St. Neots
£800,000 Freehold

**Sharman
Quinney**

Key Features



- Underfloor Heating throughout
- Stunning 25ft Kitchen/Diner
- Air Source Heat-Pump
- Triple Glazing
- High Specification Throughout

Abbotsley is a quiet sought after village and civil parish within the Huntingdonshire district of Cambridgeshire. It is 5 miles from St Neots train station with easy access in London and 14 miles from the county town of Cambridge.

Ground Floor

Entrance Hall

Leads to;

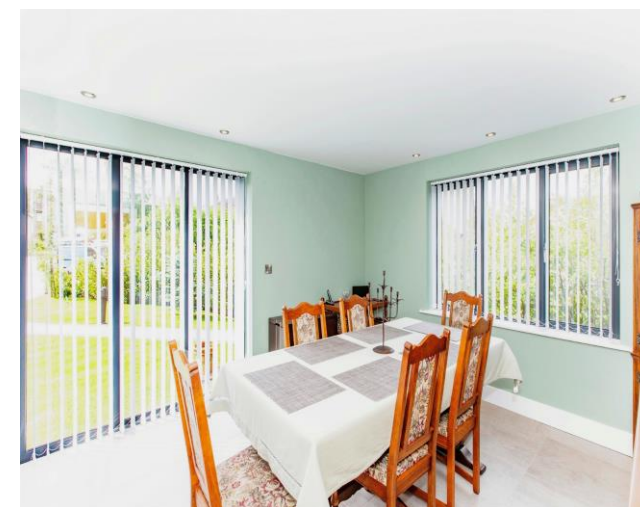
Lounge 5.80m x 3.68m (19.03" x 12.09")

Dual aspect windows with Bi-folding doors leading to the Garden.

Kitchen/Diner 7.63m Max x 4.59m (25.05" Max x 15.06")

Spacious open plan layout with granite worktops and Neff Built-In appliances. Bi-folding doors leading to the garden.

Study 3.35m x 3.65m (11.02" x 12.00")



Multifunctional room with windows to side and front.

First Floor

Master Bedroom 5.79m x 3.07m (19.02" x 10.09")
Full length made to measure built-in wardrobes with windows to front and rear.

En-Suit

Three-piece suite comprising of; shower cubicle, wash hand basin and low-level WC.

Family Bathroom 1.85m x 3.07m (6.07" x 10.10")

Four-piece suite comprising of; shower cubicle, bath, wash hand basin and low-level WC.

Bedroom 2 5.49m Max x 3.66m Max (18.03" Max x 12.04" Max)

Window to side.

En Suite

Three-piece suite comprising of; shower cubicle, wash hand basin and low-level WC.

Bedroom 3 4.30m x 2.75m (14.11" x 9.04")

Window to front.

Bedroom 4 2.76m Max x 2.75m (9.06" Max x 9.04")

Window to side.

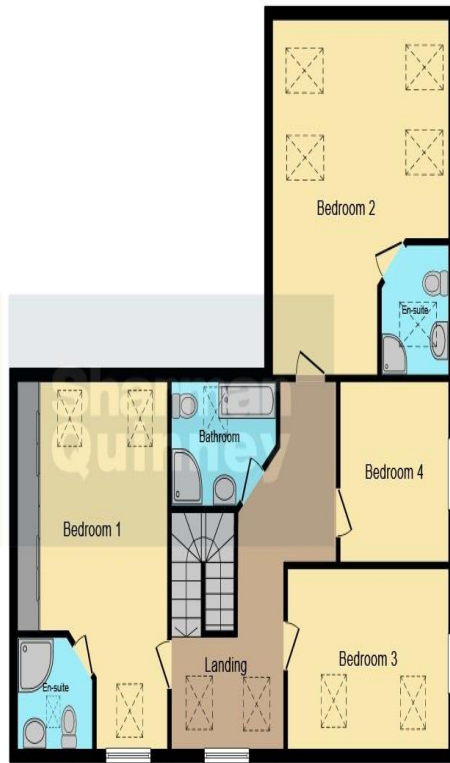
Outside

Well maintained landscaped garden. Driveway with parking for multiple cars. Double garage with electric rollers.

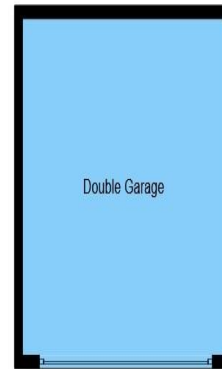




Ground Floor



First Floor



Garage

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

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