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lettings

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7, The Pastures, St. Neots, PE19 6HP

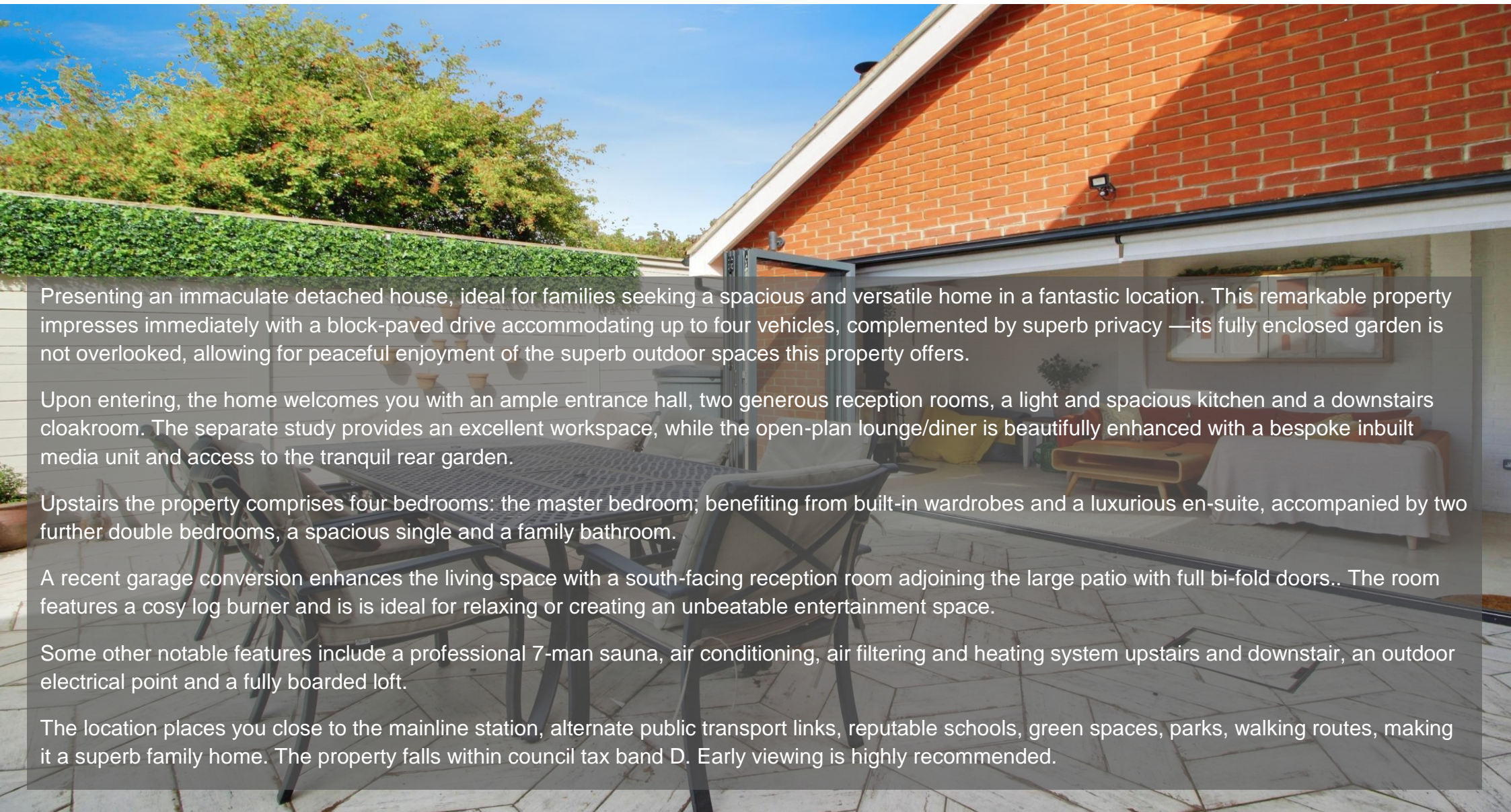
Bedrooms: 4 Bathroom: 2

£495,000

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Property Features

- DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- SEPERATE STUDY
- DOWNSTAIRS CLOAKROOM
- AMPLE BLOCK PAVED PARKING
- GARAGE CONVERTED INTO GARDEN RECEPTION ROOM
- PROFESSIONAL 7 MAN SAUNA
- 22'10 X 11'9 LOUNGE/DINER



Presenting an immaculate detached house, ideal for families seeking a spacious and versatile home in a fantastic location. This remarkable property impresses immediately with a block-paved drive accommodating up to four vehicles, complemented by superb privacy —its fully enclosed garden is not overlooked, allowing for peaceful enjoyment of the superb outdoor spaces this property offers.

Upon entering, the home welcomes you with an ample entrance hall, two generous reception rooms, a light and spacious kitchen and a downstairs cloakroom. The separate study provides an excellent workspace, while the open-plan lounge/diner is beautifully enhanced with a bespoke inbuilt media unit and access to the tranquil rear garden.

Upstairs the property comprises four bedrooms: the master bedroom; benefiting from built-in wardrobes and a luxurious en-suite, accompanied by two further double bedrooms, a spacious single and a family bathroom.

A recent garage conversion enhances the living space with a south-facing reception room adjoining the large patio with full bi-fold doors.. The room features a cosy log burner and is ideal for relaxing or creating an unbeatable entertainment space.

Some other notable features include a professional 7-man sauna, air conditioning, air filtering and heating system upstairs and downstairs, an outdoor electrical point and a fully boarded loft.

The location places you close to the mainline station, alternate public transport links, reputable schools, green spaces, parks, walking routes, making it a superb family home. The property falls within council tax band D. Early viewing is highly recommended.



Room Details & Dimensions

Entrance Hall

Double glazed UPVC door to front. Doors to kitchen, study, cloakroom and lounge/diner. Stairs to landing. Understairs storage cupboard. Radiator.

Kitchen

12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window to front. Re-fitted kitchen with wall and base units, worktops and stainless steel sink/drain. Integrated oven, hob, extractor, fridge/freezer, dishwasher and washing machine. Radiator.

Study

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed windows to front and side. Radiator.

Cloakroom

Double glazed window to side. Low level WC. Wash hand basin. Radiator.

Lounge/Diner

22' 10" x 11' 9" (6.95m x 3.58m)

Double glazed window and patio doors to rear garden. Radiators. Bespoke media unit. TV and Telephone points.

Garden Reception Room

19' 0" x 9' 9" (5.79m x 2.97m)

Double glazed bi-fold doors onto patio. Double glazed Velux window. Log burner.



Landing

Stairs from entrance hall. Doors to all bedrooms and family bathroom. Airing cupboard. Radiator. Loft access.

Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to front. Built in mirrored wardrobes. Radiator. Door to En-Suite.

En-suite

Double glazed window to front. Part tiled. Shower cubicle. Low level WC. Wash hand basin. Radiator.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.61m)

Double glazed window to front. Radiator.

Bedroom Three

11' 3" x 7' 4" (3.43m x 2.23m)

Double glazed window to rear. Radiator.

Bedroom Four

8' 5" x 8' 1" (2.56m x 2.46m)

Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to rear. Part tiled. Bath with mixer taps and shower over. Low level WC. Wash hand basin. Radiator.



Rear Garden

Fully enclosed rear garden large patio space adjoining the converted reception room. Lawn area with a variety of shrubs and plants bordering. Professionally installed 7 man sauna. Out door electric point. Shed. Side access leading to drive way.

Parking

Block paved driveway for up to four vehicles.

Additional information

- Tenure: Freehold
- Council tax band: D
- Construction Type: Traditional Brick
- Parking: Private Driveway
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating supply: Gas Central Heating
- Mobile Signal: Good
- Broadband: Fibre
- Rights or Restrictions: None disclosed by owner
- Listed Building Status: No
- Conservation Area: No
- Any Public Rights Of Way Across Title: No
- Any Planning Permissions & Development Proposals: No
- Any floods in last 5 years: No
- Accessibility & Adaptions: None





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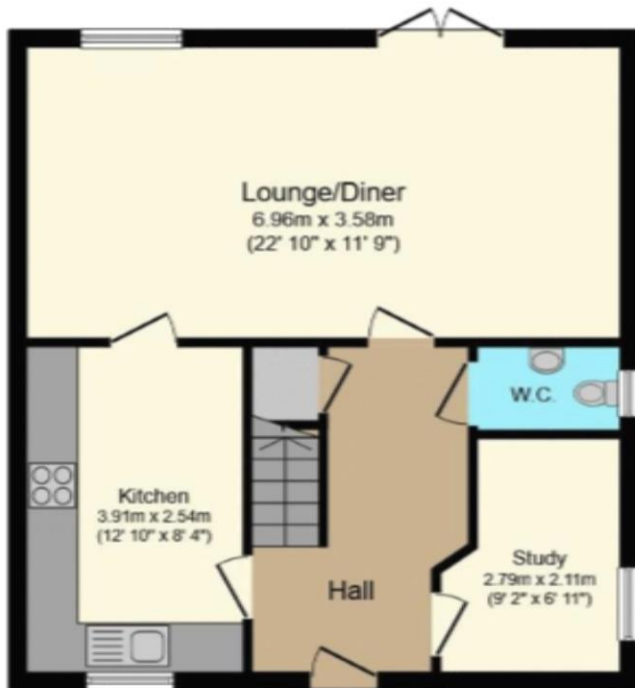


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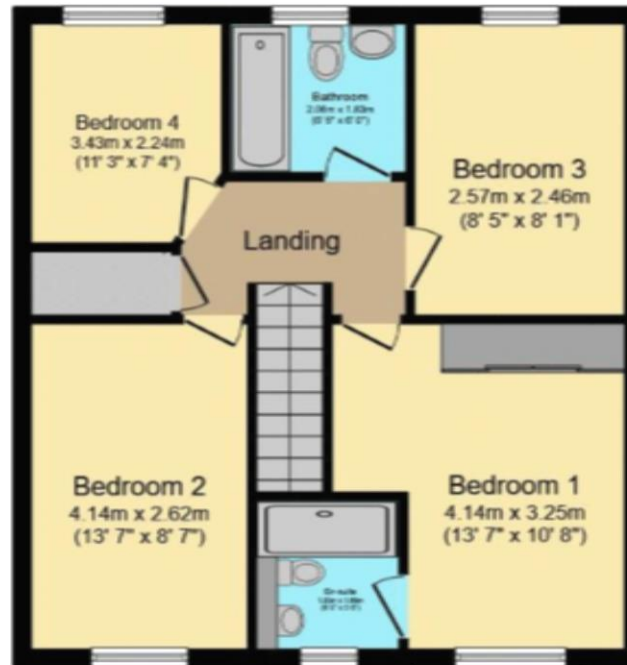
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Floorplan



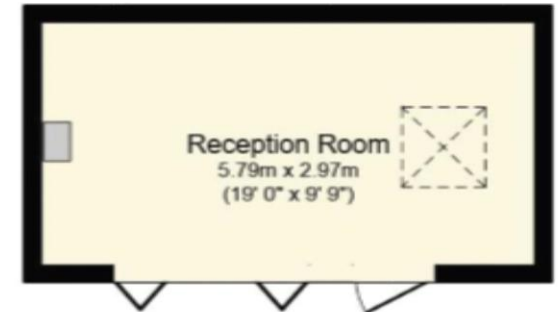
Ground Floor

Floor area 53.5 sq.m. (575 sq.ft.)



First Floor

Floor area 53.4 sq.m. (575 sq.ft.)

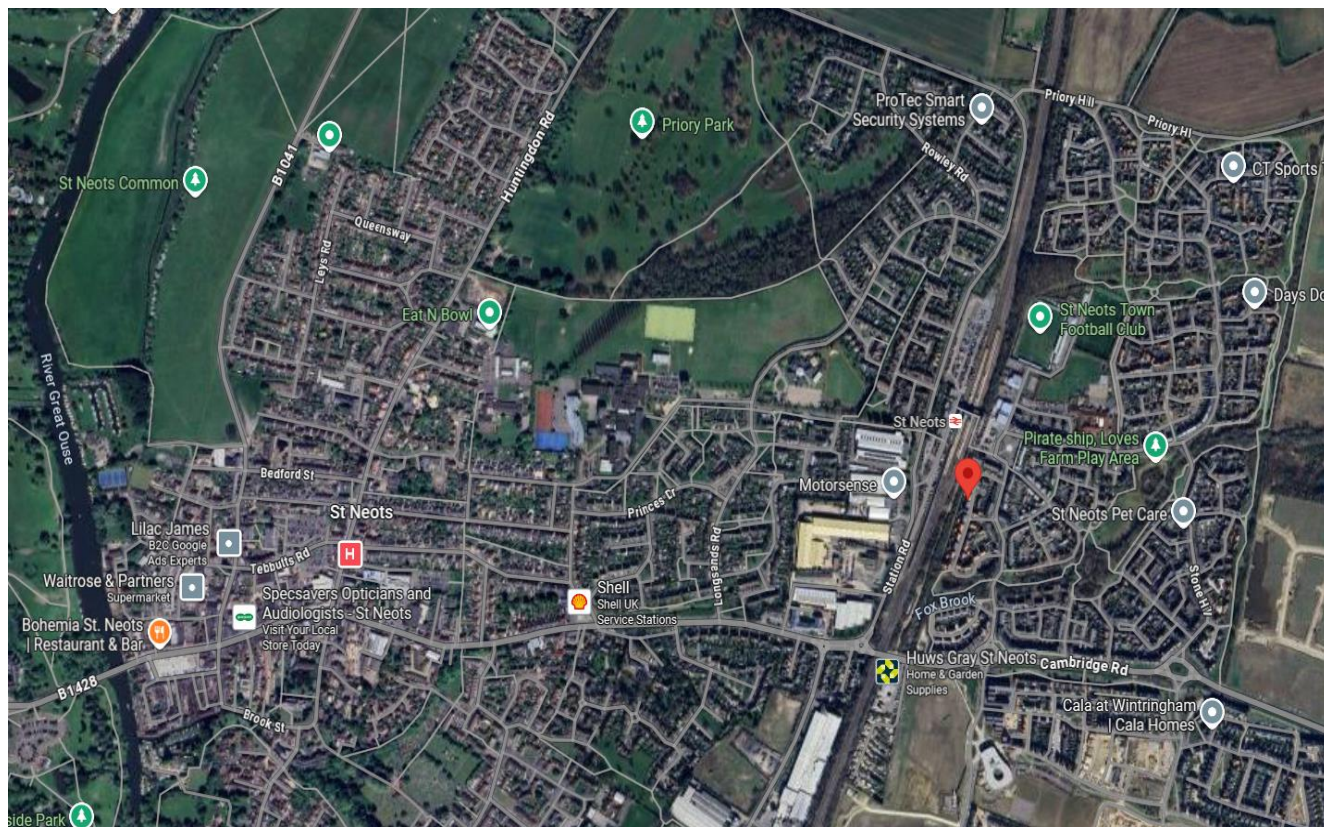


Outbuilding

Floor area 17.3 sq.m. (186 sq.ft.)

Total floor area: 124.2 sq.m. (1,337 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Council Tax Band: D
 Local Schools: The Round House
 EPC Rating: TBC
 Tenure: Freehold
 Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.