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lettings

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61 Bargroves Avenue, St Neots, PE19 6BH

Bedrooms: 3 Bathroom: 2

£400,000

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Property Features

- THREE DOUBLE BEDROOMS
- REFITTED SHAKER STYLE KITCHEN
- NON OVERLOOKED TO REAR
- IMMACULATE CONDITION THROUGHOUT
- EN SUITE TO MASTER BEDROOM
- 21 Ft LOUNGE WITH DOORS TO GARDEN
- LANDSCAPED WEST FACING REAR GARDEN
- CLOSE TO ST NEOTS TRAIN STATION



This beautifully presented 3 Double Bedroom Detached Home has been adapted to provide a UNIQUELY LARGE OPEN PLAN 19ft x 10ft KITCHEN DINER, with ample space for entertaining large parties. A well designed replacement high quality shaker style country kitchen offers fully integrated appliances, Karndean Oak Flooring and separate utility area to the side with door to garden.

Situated in a very private location, offering a NON OVERLOOKED REAR GARDEN with single garage and remote control electric door. A very well presented property throughout also offers a 21ft Lounge with double doors to west facing garden and automated sun awning.

The first floor offers three double bedrooms with an en-suite shower room to Bedroom One. Viewing is highly recommended to appreciate the quality of this home.



An impressive shaker style Kitchen / Diner with fully integrated appliances and Karndean flooring

Room Details & Dimensions

Entrance Hall

Double glazed front door leading to open hallway with Karndean Oak flooring, BT point, radiator, under stair storage and access to Cloakroom.

Kitchen/Diner 19' 4" x 9' 4" (5.89m x 2.84m)

Previous owners have made adaptations to provide a substantial and impressive kitchen / dining area to accommodate a large dining table when required.

A modern Shaker Style range of cream kitchen units include full length larder cabinet, a wide range of eye and base level units, granite style work surface with matching splash back, induction hob with gloss black extractor hood and multi functional eye level double oven.

Composite black one and a half bowl sink unit with chrome mixer tap, integrated Dish Washer and full height Fridge Freezer and radiator. UPVC window to rear garden. TV/Sky connection, multiple electric points and radiator.

The dining area provides ample room for 6-10 people with matching display units to one side. UPVC window to front aspect. Karndean oak flooring throughout providing a durable and high quality finish.

Utility Room

Utility area providing additional eye and base units with matching housing for Washing Machine. Glow worm central heating wall mounted boiler and composite door leading to rear garden and garage.

Lounge 21' 7" x 9' 6" (Into Bay) (6.57m x 2.89m)

Lounge with bay fronted window, electric fire and surround, BT and TV points with Sky connection, electrical sockets, two radiators and double UPVC doors to rear garden with remote controlled sun awning over.

Cloakroom

White two piece suite with pedestal wash basin, waist high tiled walls throughout and low level WC. Tiled flooring, radiator, extractor fan and lighting.

First Floor Landing / Study Area

A well designed first floor landing, currently used as a study/office area with UPVC window to rear aspect. Loft access, radiator and airing cupboard with shelving and pressurised water tank.



Family Bathroom

White three piece suite comprising of bath unit with shower mixer over, glass shower screen, low level WC and pedestal wash basin. Ceramic tiled flooring, fully tiled to ceiling on all walls, white heated towel rail, shaving point, extractor fan and LED lighting. UPVC window to rear.

Master Bedroom 12' 9" x 9' 9" (3.88m x 2.97m)

A very well presented master bedroom with UPVC window to front aspect, power sockets and TV/Sky connection and radiator. Door leading to En-suite bathroom.

En-Suite

Re fitted three piece suite with quadrant shower enclosure, chrome show mixer tap, white wash hand basis and low level WC, black ceramic marble effect floor tiles, radiator, LED lighting, extractor, UPVC window to front aspect and fully tile walls to ceiling.

Bedroom Two 10' 7" x 12' 8" (3.22m x 3.86m)

Double bedroom with UPVC window to front aspect, electrical sockets and radiator.

Bedroom Three 9' 4" x 9' 2" (2.84m x 2.79m)

Double bedroom with UPVC window to rear aspect, electrical sockets and radiator.

Garage 18' 0" x 9' 0" (5.48m x 2.74m)

Private access door to garage providing electric remote control door to front, boarded eaves storage, lighting, multiple double socket power supply and private UPVC door to rear garden.

Rear Garden

Non overlooked well maintained landscaped rear garden with extensive patio/dining area with 8 x 10 foot well maintained shed. Automated sun awning over double doors to lounge. Featheredge fencing to rear. Outside tap and lighting.





Non overlooking West facing gardens with large patio space.

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Floorplan



Ground Floor

Floor area 58.6 sq. m. (631 sq. ft.) approx

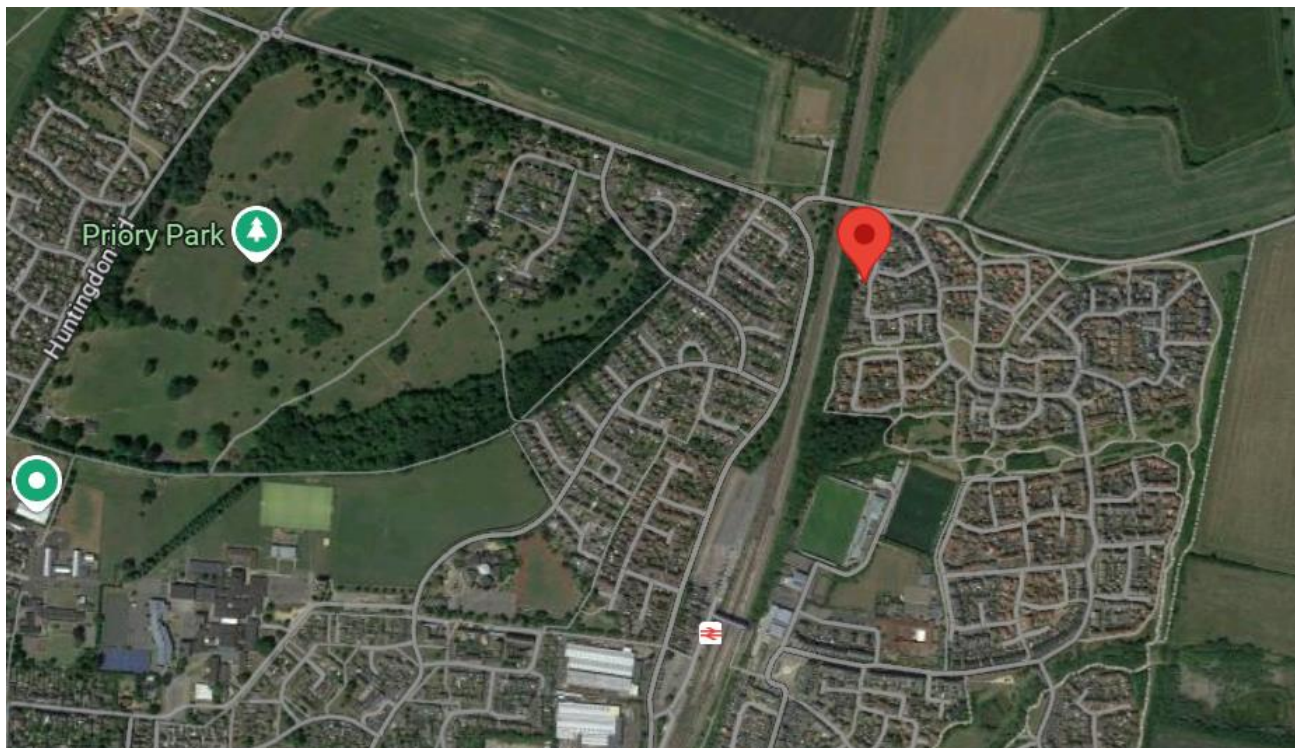


First Floor

Floor area 47.2 sq. m. (508 sq. ft.) approx

Total floor area 105.8 sq. m. (1,139 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Additional Information

Tenure: Freehold
 Lease length: n/a
 Ground Rent: n/a)
 Service Charge: n/a
 Construction Type: Standard Brick
 Parking: Driveway & Garage
 Electric supply: Mains Electricity
 Water supply: Mains water
 Sewerage: Mains Sewerage
 Heating supply: Electric heaters
 Mobile Signal: Good
 Broadband Signal: Full Fibre
 Council Tax: D
 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

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.