

**ten** sales &  
lettings

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**154, Stone Hill, St. Neots, PE19 6BB**

**Bedrooms: 4 Bathroom: 3**

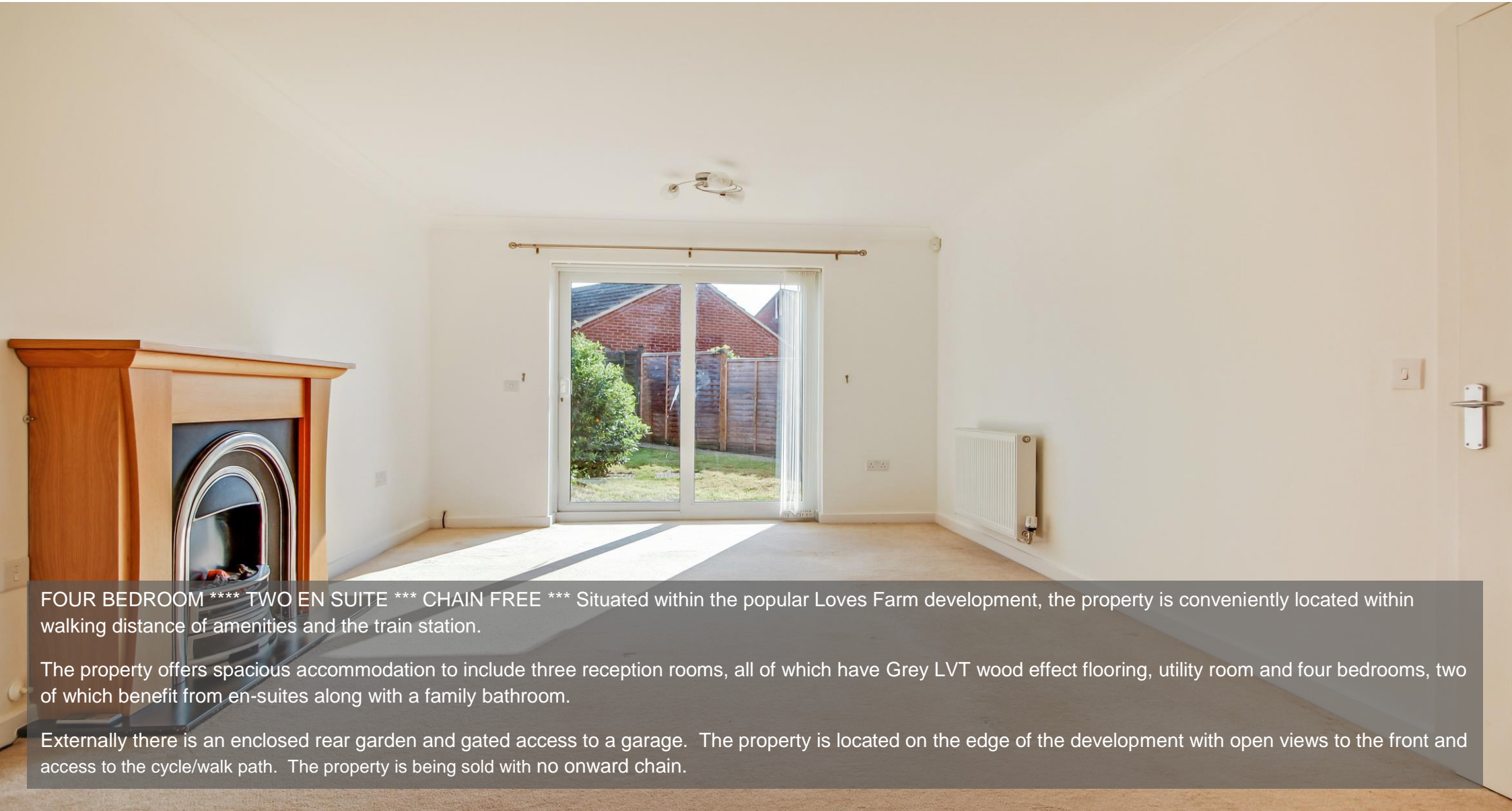
**£415,000**

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# Property Features

- CHAIN FREE
- POPULAR LOVES FARM DEVELOPMENT
- THREE RECEPTION ROOMS
- TWO EN SUITES
- GARAGE
- CLOSE TO AMENITIES
- WALKING DISTANCE OF TOWN CENTRE
- WALKING DISTANCE OF TRAIN STATION



FOUR BEDROOM \*\*\*\* TWO EN SUITE \*\*\* CHAIN FREE \*\*\* Situated within the popular Loves Farm development, the property is conveniently located within walking distance of amenities and the train station.

The property offers spacious accommodation to include three reception rooms, all of which have Grey LVT wood effect flooring, utility room and four bedrooms, two of which benefit from en-suites along with a family bathroom.

Externally there is an enclosed rear garden and gated access to a garage. The property is located on the edge of the development with open views to the front and access to the cycle/walk path. The property is being sold with no onward chain.





# Room Details & Dimensions

## Entrance Hall

Doors providing access to lounge, wc and dining room. Stairs leading to first floor. Carpet. Storage cupboard housing fuse board. Radiator.

## Lounge 20' 7" x 10' 6" (6.27m x 3.20m)

UPVC double glazed bay window to front aspect. Patio door to rear aspect. Grey wood effect LVT flooring. Two radiators. Electric fire.

## W.C.

Two piece white suite comprising of low level wc and wall hall basin with tiled splash back. Grey wood effect LVT flooring. Storage unit. Radiator.

## Dining Room 13' 10" x 9' 6" (4.21m x 2.89m)

Grey wood effect LVT flooring. Radiator. Patio doors to rear aspect. Doors providing access to kitchen and utility room.

## Utility Room

Range of base and eye level units. Wood effect work surface. Sink and drainer. Wall mounted central heating boiler. Tiled flooring. Integrated washing machine and space for tumble dryer. UPVC double glazed window to rear aspect. Grey wood effect LVT flooring

## Kitchen 7' 7" x 7' 7" (2.31m x 2.31m)

Fitted with a range of base and eye level units with wood effect work surface, sink and drainer. Integrated dishwasher and fridge freezer. Electric oven, gas hob. Grey wood effect LVT flooring. UPVC double glazed window to front aspect.

## Study 9' 2" x 7' 7" (2.79m x 2.31m)

Grey wood effect LVT flooring. Radiator. UPVC double glazed window to front aspect.

## Stairs & Landing

Newly carpeted flooring. Cupboard housing water cylinder. Doors leading to four bedrooms and bathroom. UPVC double glazed window to front aspect.

## Bedroom 1 11' 5" x 9' 8" (3.48m x 2.94m)

Newly carpeted flooring. Radiator. UPVC double glazed window to rear aspect. Two storage cupboards. Door leading to en suite.



En Suite

Fitted with a two piece suite comprising of pedestal wash basin and low level wc. Shower cubicle. Part tiled walls. Tiled floor. Chrome effect heated towel rail. UPVC double glazed window to front aspect.

Bedroom 2 10' 7" x 8' 6" (3.22m x 2.59m)

Newly carpeted flooring. Radiator. UPVC double glazed window to rear aspect. Door leading to en suite.

En Suite

Fitted with a two piece suite comprising of pedestal wash basin and low level wc. Shower cubicle. Part tiled walls. Tiled floor. Chrome effect heated towel rail. UPVC double glazed window to rear aspect.

Bedroom 3 8' 11" x 7' 2" (2.72m x 2.18m)

Newly carpeted flooring. Radiator. UPVC double glazed window to front aspect.

Bathroom

Fitted with a three piece suite comprising of panelled bath, pedestal wash basin and low level wc. Part tiled walls. Tiled floor. Chrome effect heated towel rail. UPVC double glazed window to front aspect.

Bedroom 4 10' 6" x 8' 6" (3.20m x 2.59m)

Newly carpeted flooring. Radiator. UPVC double glazed window to front aspect.

Rear Garden

Mainly laid to lawn. Patio area. Rear secure gate leading to garage.

Garage & Parking

Garage with power and up and over door. Space to park one vehicle in front of allocated garage.

Additional information

Tenure: Freehold Council tax band: C Construction Type: Traditional Brick  
Parking: Driveway & Garage Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Gas central heating  
Mobile Signal: Good Broadband: Full 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







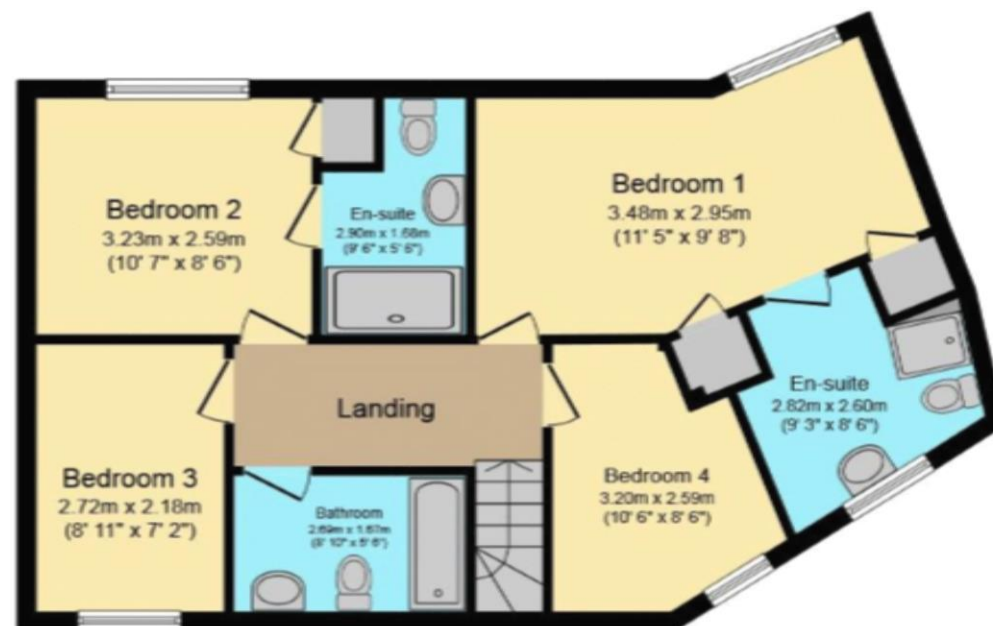
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## Ground Floor

Floor area 63.4 sq.m. (682 sq.ft.) approx

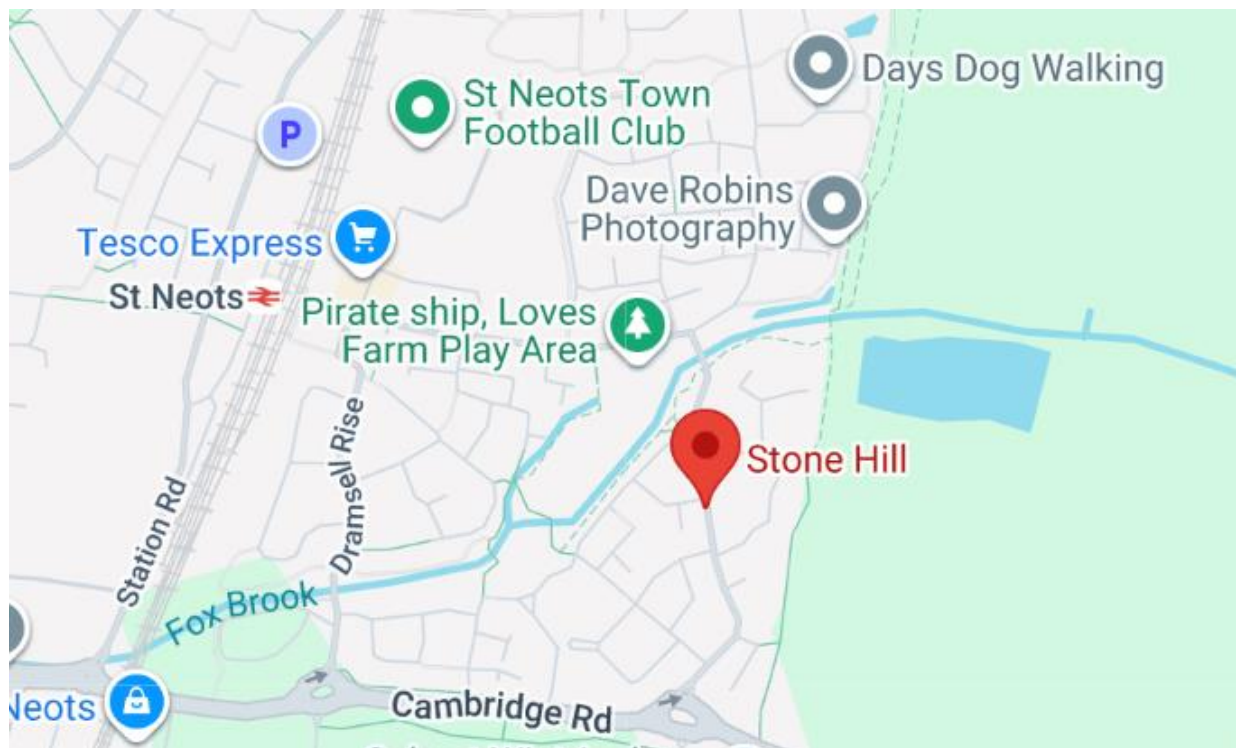


## First Floor

Floor area 63.2 sq.m. (680 sq.ft.) approx

Total floor area 126.6 sq.m. (1,363 sq.ft.) approx

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Council Tax Band: C  
 EPC Rating: C  
 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.