

ten sales &
lettings

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181, Duck Lane, St. Neots, PE19 2EG

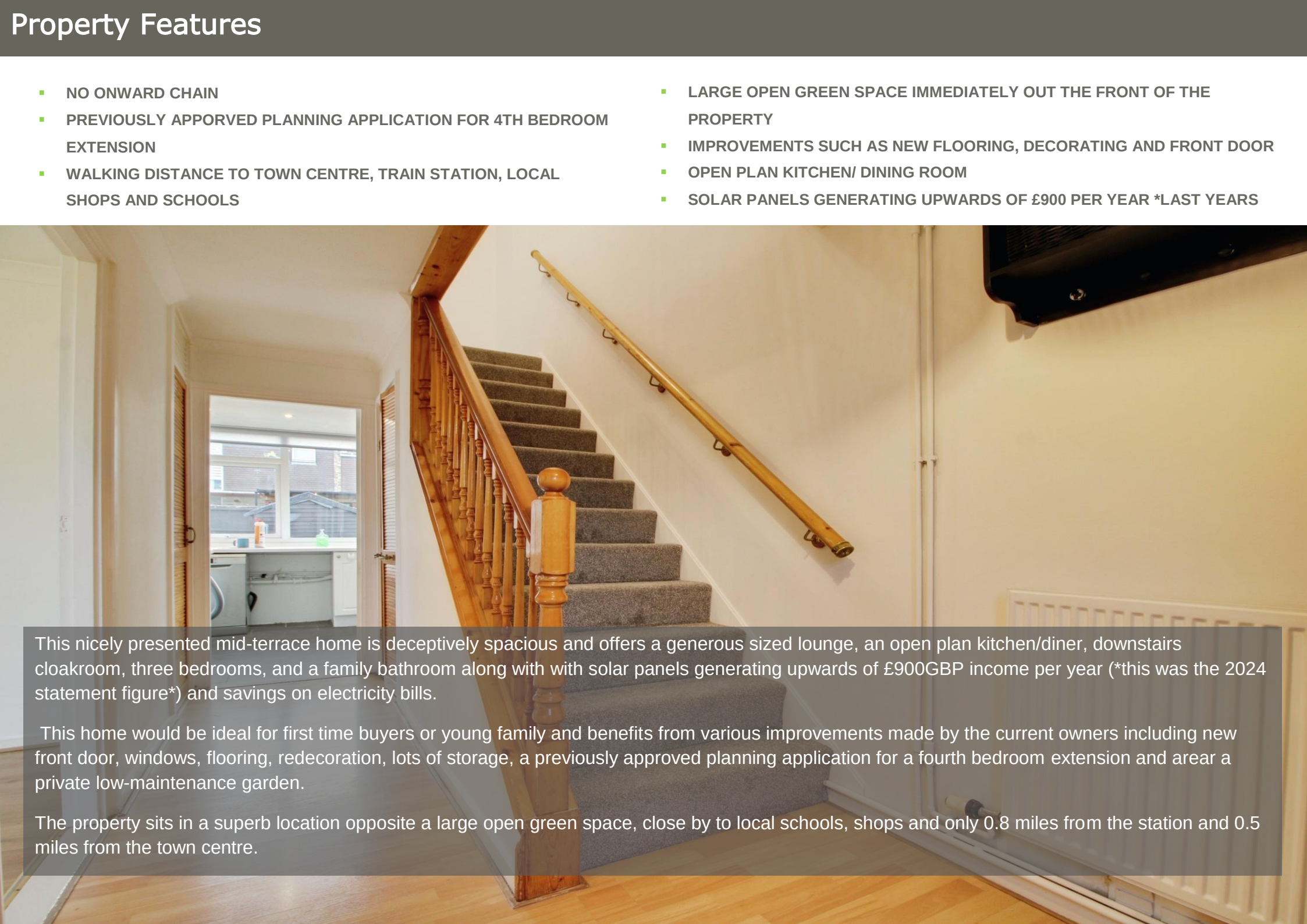
Bedrooms: 3 Bathroom: 1

£259,000

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Property Features

- NO ONWARD CHAIN
- PREVIOUSLY APPORVED PLANNING APPLICATION FOR 4TH BEDROOM EXTENSION
- WALKING DISTANCE TO TOWN CENTRE, TRAIN STATION, LOCAL SHOPS AND SCHOOLS
- LARGE OPEN GREEN SPACE IMMEDIATELY OUT THE FRONT OF THE PROPERTY
- IMPROVEMENTS SUCH AS NEW FLOORING, DECORATING AND FRONT DOOR
- OPEN PLAN KITCHEN/ DINING ROOM
- SOLAR PANELS GENERATING UPWARDS OF £900 PER YEAR *LAST YEARS



This nicely presented mid-terrace home is deceptively spacious and offers a generous sized lounge, an open plan kitchen/diner, downstairs cloakroom, three bedrooms, and a family bathroom along with with solar panels generating upwards of £900GBP income per year (*this was the 2024 statement figure*) and savings on electricity bills.

This home would be ideal for first time buyers or young family and benefits from various improvements made by the current owners including new front door, windows, flooring, redecoration, lots of storage, a previously approved planning application for a fourth bedroom extension and arear a private low-maintenance garden.

The property sits in a superb location opposite a large open green space, close by to local schools, shops and only 0.8 miles from the station and 0.5 miles from the town centre.



Room Details & Dimensions

Entrance Hall

New double glazed composite door to front. Radiator. Doors to kitchen/diner and lounge. Stairs to landing.

Lounge

12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed window to front. Opening to dining area.

Kitchen/Diner

18' 7" x 11' 8" (5.66m x 3.55m)

Double glazed window and sliding patio door to rear. Fitted kitchen with wall and base units, worktops, sink drainer, oven/hob, extractor, plumbing for washing machine, breakfast bar and storage cupboard. Radiator. Door to rear porch area/cloakroom.

Cloakroom

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



Landing

Stairs from hallway. Doors to all bedrooms and family bathroom. Storage cupboards. Loft access.

Bedroom One

12' 3" x 10' 7" (3.73m x 3.22m)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

7' 6" x 7' 3" (2.28m x 2.21m)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed frosted window to rear. Low level WC. Wash hand basin vanity unit. Bath with mixer taps and shower over. Heated towel rail.



Front garden

Fence and gate enclosed front door with decorative trees and shrubs and path to front door.

Rear garden

Low maintenance fence and gated enclosed rear garden which is mainly patio with a shrub/lawn area currently covered by some artificial turf. Border with space for shrubs and a tree. Shed and storage.

Parking

Parking is generously available in three surrounding un-allocated parking areas.

Additional information

- Tenure: Freehold
- Council tax band: B
- Construction Type: Traditional Brick
- Parking: Un allocated parking in parking area
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating Supply: Gas Central Heating
- Mobile Signal: Good
- Broadband: Full Fibre
- Available Rights or Restrictions: N/A
- Listed Building Status: No
- Conservation Area: No
- Any Public Rights Of Way Across Title: No
- Any Planning Permissions & Development Proposals: Previous accepted planning application for 4th bedroom extension which was accepted.
- Any floods in last 5 years: No
- Accessibility & Adaptions: None





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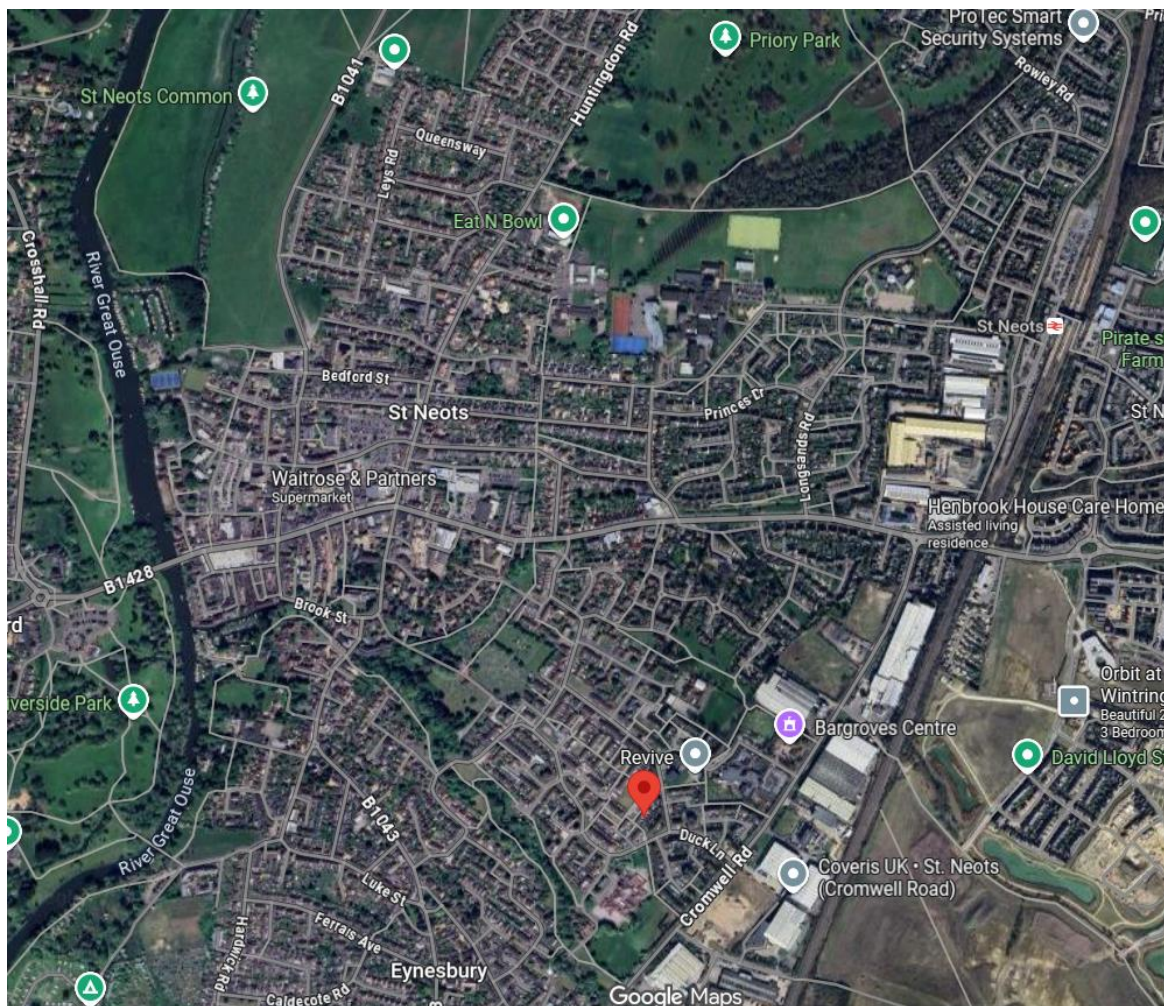
Floorplan



Ground Floor



First Floor



Council Tax Band: B
Local Schools: Winhills Primary School
EPC Rating: B
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.