



**LOVETT**  
Sales & Lettings

£375,000



## 93 St. Neots Road, Eaton Ford, St. Neots, PE19 7AL

- Semi-detached family home
- Three bedrooms
- Renovated throughout
- Parking to rear
- Refitted Kitchen & Bathroom
- Close to amenities and Riverside Park

## Full Description

An extensively renovated three bedroom family home in a NON ESTATE LOCATION within walking distance to the Town Centre, local shops, Riverside Park and amenities. The accommodation comprises entrance hall, refitted kitchen, dining room, conservatory, side lobby and WC on the ground floor. The first floor has three bedrooms and a refitted family bathroom. The property benefits from UPVC windows and doors throughout. Gas radiator heating. Externally there is a well maintained West facing rear garden and off road parking for two vehicles to the rear. Viewing highly recommended.



### ENTRANCE PORCH

Composite entrance door leading to newly built entrance porch. UPVC windows to side and glazed door to living room.



### LIVING ROOM

15' 2" x 14' 8" (4.62m x 4.47m)

UPVC window to front. Radiator. Stairs to first floor with cupboard under. Door to kitchen / dining room. TV and telephone points.

### KITCHEN / DINING ROOM

17' 4" x 11' 2" (5.28m x 3.4m)

Refitted kitchen comprising 40m Maple work surfaces with complimentary grey gloss drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Space for American style Fridge/Freezer. Built in dishwasher. Radiator. UPVC windows and door to conservatory. UPVC door to side lobby.



### SIDE LOBBY

13' 6" x 4' 8" (4.11m x 1.42m)

Brick and UPVC construction with door to side. Door to WC. Plumbing for washing machine.

### WC

Two piece white suite comprising low level WC and wall mounted wash hand basin. Window to side. Electric heater. Tiled floor.



### CONSERVATORY

8' 6" x 8' 1" (2.59m x 2.46m)

Brick and UPVC construction. French doors to rear garden.

## LANDING

UPVC window to side. Loft access housing newly fitted gas combi boiler. Storage cupboard. Doors to bedrooms and bathroom.

## BEDROOM ONE

13' 3" x 11' 1" (4.04m x 3.38m)

UPVC window to front. Radiator.

## BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m)

UPVC window to rear. Radiator.

## BEDROOM THREE

7' 4" x 6' 8" (2.24m x 2.03m)

UPVC window to rear. Radiator.

## BATHROOM

Four piece suite comprising low level WC, pedestal wash hand basin, bath with shower over and fitted shower with glass surround. Tiled splash backs. Radiator. Extractor fan. UPVC window to front.

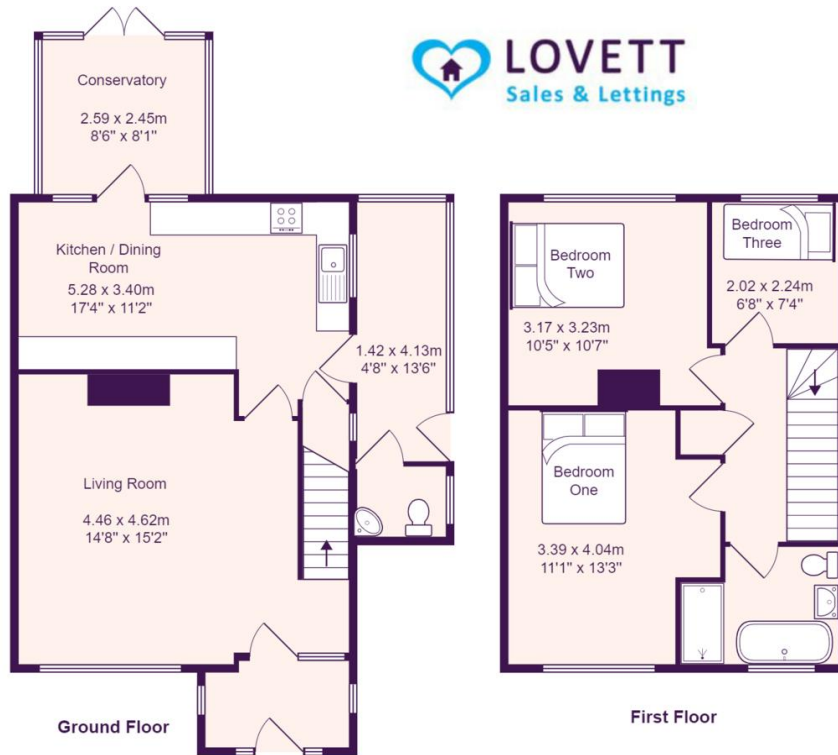
## REAR GARDEN

West facing private rear garden mainly laid to lawn with flower and shrub borders. Patio area. Outside water supply. Garden shed. Gated access to front. Access to parking to rear.

## PARKING

Off road parking for two vehicles to rear accessed by a gravel driveway.





Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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