



54, Lees Lane, St. Neots, PE19 5YG

Bedrooms: 3 Bathroom: 1

£435,000

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Property Features

- **SUBSTANTIAL GARDENS WITH POTENTIAL FOR DEVELOPMENT (S.T.P.P)**
- **DETACHED HOME ON CORNER PLOT**
- **LARGE GARAGE/WORKSHOP**
- **GROUNDFLOOR CLOAKROOM**
- **UTILITY AND STORE ROOMS**
- **VILLAGE LOCATION**
- **THREE DOUBLE BEDROOMS**

STUNNING SUPER PROFESSIONAL PHOTOS



This superb detached family home is situated within a quiet village location whilst only moments from main road links and enjoys a generous wrap round rear garden that has potential for development/extension (STPP).

The deceptively spacious three double bedroom detached home offers versatile and well proportioned accommodation including separate reception rooms, a kitchen/breakfast room, separate utility room, a store room, cloakroom, and family bathroom with shower cubicle and corner bath.

The property occupies a large plot position and benefits from a detached garage/workshop and driveway for numerous vehicles.



Room Details & Dimensions

Entrance Porch

Double glazed door to front. Double glazed window to side. Door to lounge.

Lounge $20' 9'' \times 18' 7''$ (6.32m x 5.66m)

Double glazed window to front. Double glazed windows and sliding doors to rear garden. Radiator. Fireplace with log burner. Stairs to landing. Door to dining room.

Dining Room $17' 9'' \times 11' 9''$ (5.41m x 3.58m)

Double glazed window to front. Radiator. Door to kitchen.

Kitchen $15' 2'' \times 11' 3''$ (4.62m x 3.43m)

Double glazed window to rear. Fitted kitchen with wall and base units. Floor to ceiling cupboards. Electric hob and oven. Stainless steel sink/drainer. Plumbing for washing machine and dish washer. Door to utility area.

Utility area

Double glazed door to rear garden. Double glazed window to side. Space for white goods/storage. Doors to cloakroom and store room.

Store

Wall and base units.

Cloakroom

Low level WC.



Landing

Stairs from lounge. Doors to bedrooms and bathroom. Double glazed window to front.

Bedroom One 12' 7" x 12' 4" (3.83m x 3.76m)

Double glazed window to front. Radiator.

Bedroom Two 12' 5" x 7' 9" (3.78m x 2.36m)

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

Bedroom Three 12' 6" x 8' 4" (3.81m x 2.54m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to rear. Low level WC and wash hand basin vanity unit. Shower cubicle. Corner bath tub with mixer taps. Radiator.

Front garden

Hedge enclosed front garden which is mainly laid to lawn with driveway. Side gate to rear garden. Garage/workshop to side.

Rear Garden

Substantial fence enclosed rear garden featuring decking area, large lawn space. summerhouse, shed, greenhouse, multiple raised and designated planting areas, along with a variety of shrubs and decorative plants. Gated side access. Side door to garage/workshop.

Garage and Parking 19' 4" x 15' 6" (5.89m x 4.72m)

Large garage/workshop with door to side garden, double doors to front garden, windows to side and rear. Power and lighting. Driveway to front for multiple vehicles.



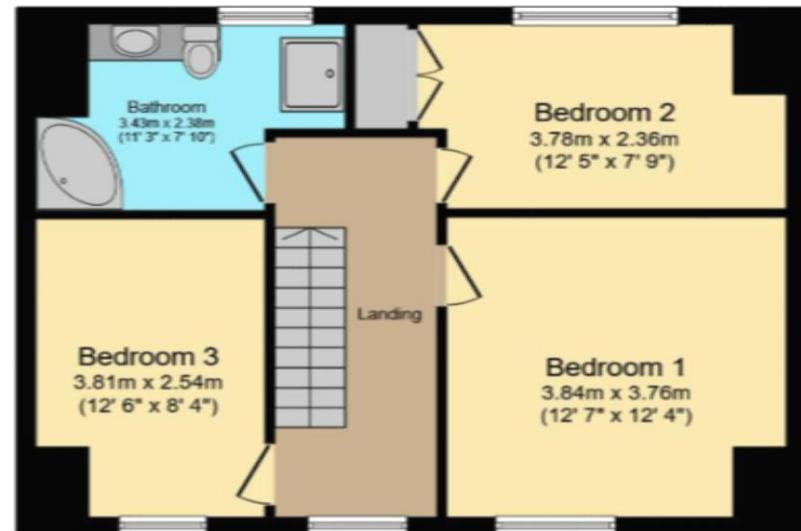


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Floorplan



Ground Floor
Floor area 84.6 sq.m. (911 sq.ft.)



First Floor
Floor area 52.3 sq.m. (563 sq.ft.)

Total floor area: 136.9 sq.m. (1,473 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 copy of the full detailed floor plan is available on the www.BennettButcher.co.uk website.



EPC Rating: D

Tenure: Freehold

Council tax band: D

Construction Type: Traditional Brick

Parking: Driveway/garage

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating supply: Oil 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 & Adaptons: 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.