



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



61 Lannesbury Crescent, St. Neots
Cambridgeshire. PE19 6AG

Asking Price
£209,995

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

Located close to the train station in St. Neots this modern David Wilson built family home offers three bedrooms, an en-suite shower room, a family bathroom, sitting room, kitchen/dining room, cloak & utility rooms, a walled rear garden and a garage.

Full Details

ENTRANCE HALL

Part glazed entrance door leads to the entrance hall with French doors to the sitting room, stairs leading up to the first floor, a door to the kitchen/dining room, a radiator and a door to the cloakroom.

CLOAKROOM

Two piece suite comprising toilet and wash hand basin with tiled splashbacks. Radiator. Extractor fan.

KITCHEN/DINING ROOM: 17'2 x 9'4

Fitted with a range of base, wall & draw units with complementary work surfaces and tiled splashbacks. Stainless steel sink & drainer with mixer tap over. Plumbing for a dishwasher. Stainless steel electric oven with gas hob and extractor over. Space for fridge/freezer. Windows to front and rear, a radiator and a door leading to the utility room.

UTILITY ROOM

Part glazed door leading out to the rear garden, wall mounted cupboards and gas central heating boiler, worktop with plumbing under for a washing machine and a space for a tumble dryer. There is a radiator and an understairs storage cupboard.

SITTING ROOM: 17'2 x 10'3

Window to front and French doors to the rear garden. Two radiators.

FIRST FLOOR LANDING

Window to the rear, doors to family bathroom, bedrooms and airing cupboard. Access to the loft.

MASTER BEDROOM: 11'0 x 9'10

Window to front, built in wardrobes, radiator and door to en-suite.

EN-SUITE SHOWER ROOM

Frosted window to front, radiator, wash hand basin, toilet and shower cubicle. There is a shaver point and extractor fan.

BEDROOM TWO: 10'7 x 9'6

Window to the front, built in storage cupboard and radiator

BEDROOM THREE: 9'0 x 7'2

Window to the rear & radiator.

FAMILY BATHROOM

Frosted window to rear, three piece suite comprising toilet, wash hand basin and bath with shower over and tiled splashbacks.

OUTSIDE

The rear garden is laid mainly to lawn. It's walled to the side and rear and fenced to the other. There is gated side access to the block paved driveway.

There is a garage with up and over door to the rear of the property accessed by the driveway to the right hand side of the property.