



LOVETT
Sales & Lettings

Offers In Excess Of

£400,000



45 Swallow Court, St. Neots, PE19 1NP

- DETACHED FAMILY HOME
- THREE BEDROOMS
- OPPOSITE ST NEOTS TRAIN STATION
- WALKING DISTANCE TO SCHOOLS
- EN-SUITE TO MAIN BEDROOM
- REFITTED KITCHEN & BATHROOM

Full Description

A well presented three bedroom detached family home located in a quiet cul-de-sac just a few minute walk of St Neots Railway Station and primary and secondary schools. The spacious accommodation comprises entrance hall, WC, living room, refitted kitchen/dining room on the ground floor. The first floor has three double bedrooms with an en-suite to bedroom one plus a refitted family bathroom. Externally there is a good sized rear garden plus a garage and driveway. The property benefits from UPVC windows and gas radiator heating throughout. Viewings highly recommended!



ENTRANCE HALL

Glazed entrance door leading to entrance hall. Door to WC. UPVC window to side. Stairs to first floor. Radiator. Wood flooring. Smoke alarm. Heating controls.



WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. UPVC window to front.

LIVING ROOM

17' 3" x 12' 0" (5.26m x 3.66m)

UPVC window to front. Two radiators. TV and Telephone points. Cupboard under stairs. Wood flooring. Double doors opening through to kitchen.



KITCHEN/DINER

15' 0" x 10' 0" (4.57m x 3.05m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and splash backs. Built in oven and four ring gas hob with extractor fan over. Space for fridge and freezer. Built in washing machine and plumbing for dishwasher. Radiator. UPVC window and French doors to rear.

LANDING

Access to loft. Doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder.

BEDROOM ONE

11' 1" x 8' 6" (3.38m x 2.59m)

UPVC window to front. Radiator. Fitted wardrobe. Door to en-suite. Wood flooring.



ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Extractor fan. UPVC window to front.



BEDROOM TWO

14' 4" x 9' 2" (4.37m x 2.79m)

UPVC dormer window to front. Radiator.



BEDROOM THREE

10' 8" x 9' 0" (3.25m x 2.74m)

UPVC window to rear. Radiator.

BATHROOM

Refitted three piece white suite comprising low level WC, wash hand basin with vanity unit and panelled bath with shower over. Tiled splash backs. Heated towel rail. Extractor fan. UPVC window to rear.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders. Patio area. Outside tap. Gated access to side. Door to garage.

GARAGE

19' 6" x 9' 2" (5.94m x 2.79m)

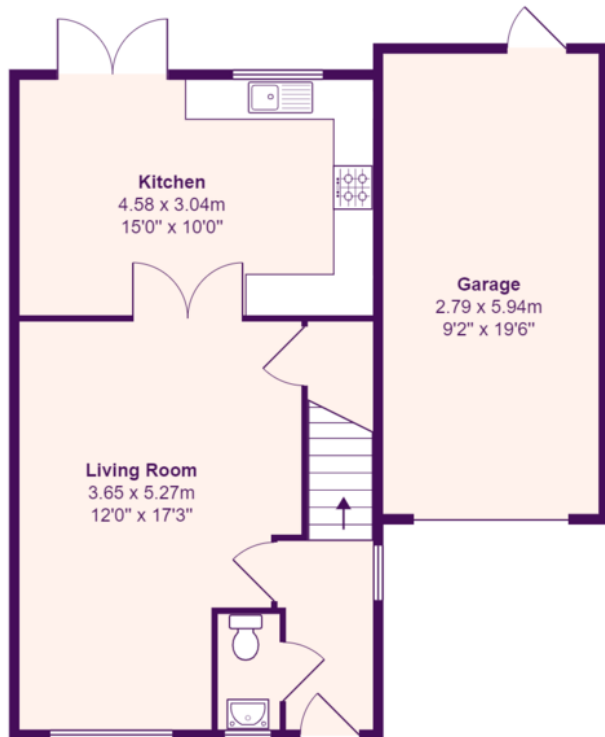
Metal up and over door. Power and light. Wall mounted boiler. Door to rear garden.



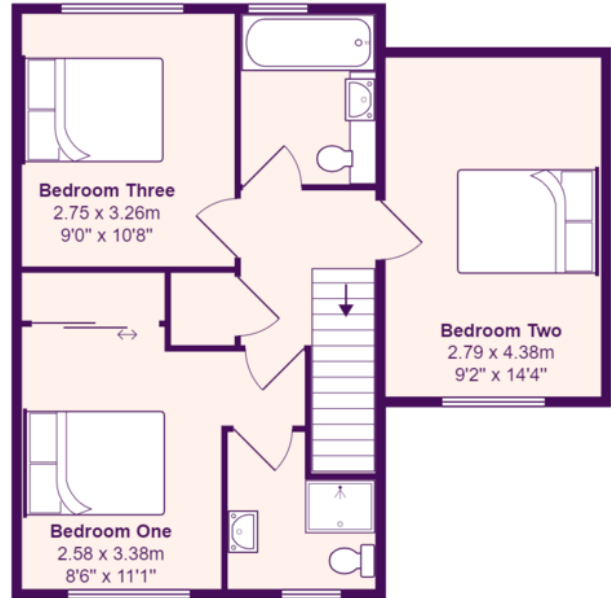
FRONT GARDEN

Laid to lawn with driveway leading to garage.





Ground Floor
Area: 55.7 m² ... 600 ft²



First Floor
Area: 46.8 m² ... 504 ft²

Total Area: 102.5 m² ... 1103 ft²

All measurements are approximate and for display purposes only