

72 Duck Lane, St. Neots, PE19 2DE

THOMAS MORRIS







Offers in excess of: £325,000
Freehold

Duck Lane, St. Neots, PE19 2DE

- Semi-detached Family Home
- Four Bedrooms
- Downstairs Cloakroom
- Living Room with Log Burner
- Study ideal for working from Home
- Enclosed Rear Garden
- Driveway providing Ample Parking
- Close to Amenities
- Freehold
- Energy Rating - C/73

A well-presented four-bedroom semi-detached family home offering spacious and versatile accommodation throughout. The property is entered via a welcoming entrance hallway, leading to a comfortable lounge featuring a charming log burner, creating a warm and inviting focal point. The separate dining room benefits from French doors opening onto the rear garden, providing an ideal space for both family living and entertaining. The ground floor also comprises a fitted kitchen, a convenient WC, and a useful study, perfect for home working. To the first floor are four well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys an enclosed rear garden offering a private outdoor space for relaxation and recreation. To the front, a driveway provides off-road parking for multiple vehicles.

Council Tax Band - B
Huntingdonshire District Council

Accommodation

Entrance Hall

Cloakroom

Living Room *12'3" x 11'4" (3.73m x 3.45m)*.

Dining Room *11'4" x 8'11" (3.45m x 2.72m)*.

Kitchen *12'1" x 8'10" (3.68m x 2.7m)*.

Study *8'9" x 5'9" (2.67m x 1.75m)*.

First Floor Landing

Bedroom One *11'10" x 0'11" (3.6m x 0.28m)*.

Bedroom Two *11'8" x 8'10" (3.56m x 2.7m)*.

Bedroom Three *9'2" x 8'11" (2.8m x 2.72m)*.

Bedroom Four 8'10" x 11'8" (2.71m x 3.56m)

Bathroom

Enclosed Rear Garden

Driveway providing parking for several vehicles







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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