

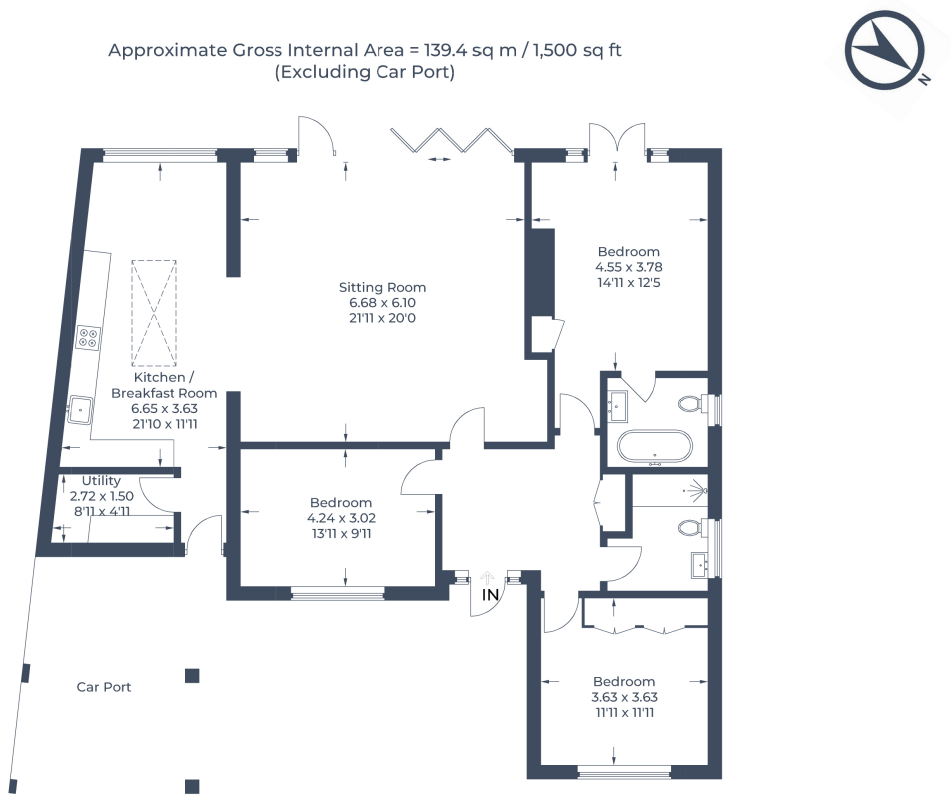


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Peter Lane

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

8 Howitts Lane, Eynesbury, St Neots PE19 2JA GUIDE PRICE £650,000

- An EXCEPTIONAL non estate detached Bungalow located within easy access to all facilities, the town centre and Mainline Station
- Three DOUBLE bedrooms, TWO bathrooms
- Ample off road parking and CARPORT.
- Generous 20ft square reception room with bi-folding doors leading out to the southwest facing Garden
- Luxury REFITTED EN-SUITE BATHROOM to master bedroom and REFITTED FAMILY SHOWER ROOM.
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.















Ground Floor

Recessed Porch
double glazed entrance door with full height glazed side panels to:

Reception Hallway
attractive mosaic tiled flooring, smoke detector, built in cloaks storage cupboard, radiator

Sitting room
6.20m x 6.00m (20' 4" x 19' 8") an impressive, spacious and bright reception room with bi-folding doors leading out to the South Westerly facing garden, exposed brick feature fireplace with inset log burning stove, radiator, porcelain tiled flooring

Kitchen Breakfast & Dining Room
8.00m x 3.60m (26' 3" x 11' 10") double glazed bi-folding windows to the Garden. Comprising an array of contemporary wall and floor mounted 'soft closing' storage cupboard units, solid worksurfaces with inset stainless steel sink unit, integrated Miele dishwasher, integrated twin NEFF eye level ovens, induction hob, radiator, Porcelain tiled flooring, feature exposed brick wall and ceiling lantern. Doors leading to Carport and Utility Room

Utility Room
2.60m x 1.50m (8' 6" x 4' 11") contemporary wall and floor mounted storage cupboard units, space for fridge freezer, plumbing for automatic washing machine

Master Bedroom
5.60m x 3.80m (18' 4" x 12' 6") glazed double doors to the Garden, access to loft space, built in shelved storage cupboard, radiator

En-Suite Bathroom
refitted white suite comprising free standing bath with mixer tap shower attachment over, low level WC, vanity wash hand basin with storage cupboard under, heated towel rail, tiled flooring, walls tiled to half height, window to the side aspect

Bedroom Two
4.20m x 3.00m (13' 9" x 9' 10") radiator, window to front aspect

Bedroom Three
3.60m x 3.60m (11' 10" x 11' 10") radiator, window to the front aspect

Family Shower Room
beautifully appointed and refitted white suite comprising of double walk in fully tiled shower cubicle with rain shower, Low level WC, vanity wash hand basin, tiled floor, fully tiled walls, heated towel rail window to the side aspect

Outside
The property is situated in a conservation area and on a plot of approximately 1/5th acre. The front garden is wall enclosed being mainly laid to gravel offering off road parking for numerous vehicles, shrub border, and raised flower beds, fresh water well, outside security lighting and side gated access leading to the rear garden. The large private rear garden is South Westerly facing and fully enclosed with composite decking area, pergola, two feature pebbled seating areas, large lawn area with established borders, mature fruit trees and timber storage shed

Carport
There is a brick built carport to the front of the of the property

Agents Notes
The bungalow offers potential for a loft conversion and further extensions subject to planning permission.