



PEPPERCORN LANE, EATON SOCON, ST. NEOTS

SOLD

OFFERS OVER £425,000 Freehold

An unusually large two-bedroom semi-detached property situated in the quiet, yet highly desirable location of 'Peppercorn Lane' in Eaton Socon, a short walking distance from a variety of local shops, pubs, and restaurants with picturesque walks along the riverside taking you right into St. Neots'.

- CLOSE TO AMENITIES
- CLOSE TO TOWN CENTRE
- EASY ACCESS TO NATURE WALKS AND THE RIVER GREAT OUSE
- EN-SUITE TO MASTER
- GARAGE AND

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The present accommodation is impressively spacious, and there is also great potential to extend should more room be necessary (subject to usual planning permissions). The ground floor provides two large reception rooms, a modern kitchen with integrated appliances, a downstairs family bathroom, and a pleasingly bright conservatory. The first floor has two well-proportioned bedrooms, and the master is well served by an en-suite shower room.

To the rear of the property, you will find a fully enclosed, non-overlooked garden with a hard-standing area making an ideal space for entertaining family and friends.

The property also comes with a garage/studio, and a large driveway providing off-road parking for multiple vehicles.

All in all, a very interesting property in an super sought after location.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



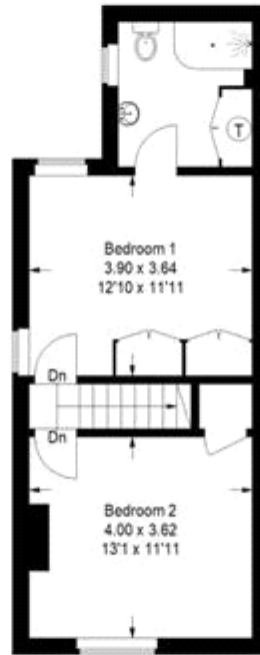
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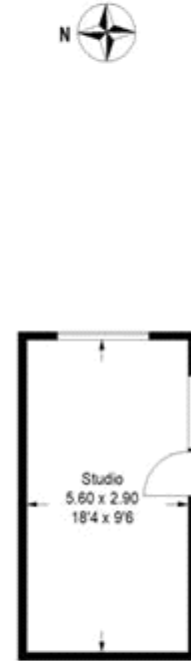
Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft
 Studio = 16.2 sq m / 174 sq ft
 Total = 112.7 sq m / 1213 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 778219)
 Housepix Ltd



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.