



WATERLAND, ST. NEOTS

£1,900 PCM

This beautifully presented four-bedroom detached home is perfectly situated within easy walking distance of a wide array of local amenities and excellent transport links, including the mainline train station.

LET AGREED

- SHORT DISTANCE FROM MAINLINE STATION
- CLOSE TO AMENITIES
- CLOSE TO LOCAL SCHOOLS
- CONTEMPORARY BATHROOM
- CONTEMPORARY KITCHEN
- DOWNSTAIRS

This beautifully presented four-bedroom detached home is perfectly situated within easy walking distance of a wide array of local amenities and excellent transport links, including the mainline train station.

Upon entering, you are welcomed by a generous entrance hall, which sets the tone for the spacious living areas. The ground floor boasts a bright and airy dual aspect living room, where doors allow natural light to flood in and provide direct access to the patio and rear garden. Adjacent is the contemporary open-plan kitchen and dining area, thoughtfully designed for modern living. The kitchen is equipped with a range of integrated appliances, extensive work surfaces, and ample storage, while the dining area also enjoys garden views with doors opening to the outdoor space. Completing the ground floor is a convenient cloakroom and additional storage within the living room.

Upstairs, the first floor offers four double bedrooms, providing ample accommodation for family or guests. The master bedroom benefits from a stylish en-suite shower room, and a generous family bathroom is located off the landing, serving the remaining bedrooms.

Externally, the low-maintenance rear garden provides an ideal space for relaxation or entertaining, featuring a patio area and convenient access to the garage. To the front of the property, a driveway offers off-road parking and leads to the single garage.

This home effortlessly combines comfort, practicality, and style, making it an ideal choice for families or professionals seeking a well-connected and convenient location.

Council Tax Band: D

Deposit: £2,307.69

Holding Deposit: £461.53

Parking options: Off Street

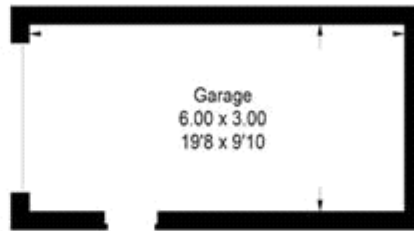
Garden details: Private Garden



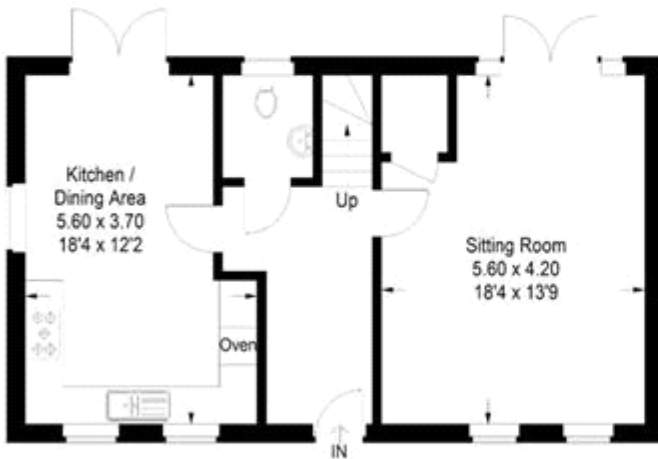
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Waterland, St. Neots, PE19 6GT

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 130.1 sq m / 1400 sq ft



(Not Shown In Actual Location / Orientation)

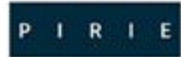


Ground Floor



First Floor

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. (ID1146684)
 Housepix Ltd



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(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 tenant.