



HARVEY ROBINSON

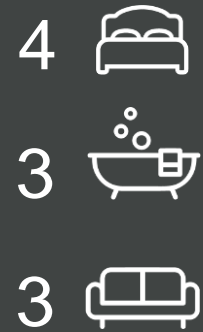
£490,000

Manor Grove

St. Neots, PE19 1PP

- Four Bedroom Detached Home
- Family Bathroom, En-suite & Downstairs Shower Room
- Three Reception Rooms
- Private, Landscaped Rear Garden

- Spacious Plot with Potential to Extend (Subject to planning)
- Garage & Driveway Parking for Multiple Cars
- Quiet Cul-de-sac Location
- Walking Distance to Town and Train Station



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer for sale this Four Bedroom Detached Home, perfectly positioned at the bottom of a quiet and private cul-de-sac within walking distance of the Town Centre and Train Station.

Offering spacious accommodation throughout, the property benefits from an Entrance Hall, a Lounge with French doors leading to the beautifully landscaped rear Garden, Kitchen/Breakfast Room and Dining Room. The downstairs accommodation has also been improved to include an additional Reception Room or Bedroom, and a Shower Room.

Upstairs, you will find four generously sized Bedrooms, with an ensuite to the Master, and a modern Bathroom.

This wonderful family home sits on a spacious corner plot, offering a Garage and Driveway Parking for multiple cars, and a sunny wraparound garden with mature trees to the rear providing plenty of privacy.



LOCATION

Located within walking distance of the Town Centre, St Neots Train Station, Primary and Secondary schools, along with stunning countryside and riverside walks, we feel this property would make an ideal family home for its new owners. St Neots Town centre has plenty to offer including various shops, supermarkets, bars and restaurants. Cambridge City centre is easily reached by bus or car, just 15 miles away, and the mainline train station provides access into London Kings Cross and St Pancras within the hour, making it ideal for the commuter.





GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/BREAKFAST ROOM

DINING ROOM

FAMILY ROOM

SHOWER ROOM

FIRST FLOOR

MASTER BEDROOM

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

OUTSIDE

PRIVATE REAR GARDEN

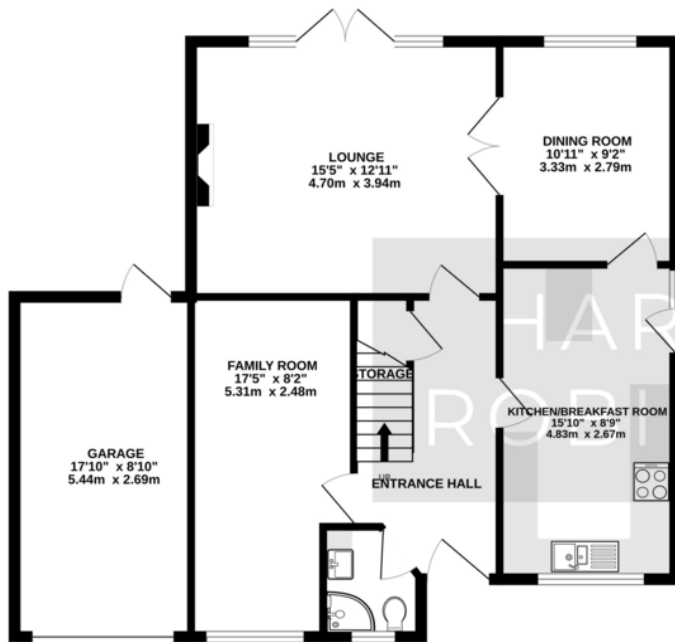
GARAGE

DRIVEWAY PARKING FOR SEVERAL CARS

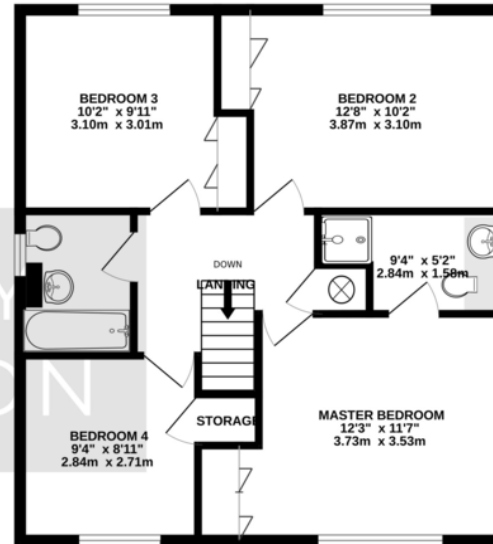




GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



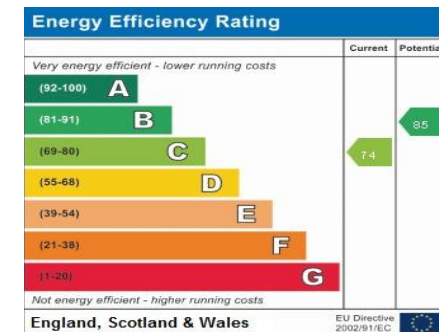
1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.
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FAQs

Tenure: Freehold
Built: 1994
Council Tax: Band E
Loft: Boarded, with Light & Fitted Ladder
Rear Garden Aspect: East
Primary School Catchment: St Mary's C of E
Secondary School: Emulf Academy
Water Meter: Yes
What3Words: ///attracts.dumpling.advising
EPC Rating: C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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