



**LOVETT**  
Sales & Lettings

Offers In Excess Of  
**£400,000**



## 2 Queens Gardens, Eaton Socon, St. Neots, PE19 8BX

- NON ESTATE DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- VERSITILE WITH THREE RECEPTION ROOMS
- EASY ACCESS TO LOCAL AMENITIES
- OVERSIZED GARAGE AND AMPLE PARKING
- GOOD SIZED ENCLOSED REAR GARDEN

Web: [www.lovettsalesandlettings.co.uk](http://www.lovettsalesandlettings.co.uk)  
Tel: 01480 218200  
E-mail: [info@lovettsalesandlettings.co.uk](mailto:info@lovettsalesandlettings.co.uk)



## Full Description

A spacious detached bungalow in a NON ESTATE POSITION within close WALKING DISTANCE TO SHOPS AND AMENITIES. The versatile accommodation comprises of THREE DOUBLE BEDROOMS, four piece bathroom suite, spacious kitchen, living room leading to large conservatory, dining area, small utility and WC. Large open loft space with conversion potential (STP) Oversized single garage. Good sized enclosed rear garden with two storage sheds. To the front there is a large block paved driveway providing off road parking for several vehicles. NO FORWARD CHAIN

### ENTRANCE HALL

UPVC entrance porch leading to entrance hall. Wood flooring. Two radiators. Doors leading to bedrooms, bathroom, kitchen and living room.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin.

### LIVING ROOM

11' 9" x 10' 9" (3.58m x 3.28m)

UPVC French doors leading to conservatory. TV point. Radiator.

### KITCHEN

15' 2" x 11' 0" (4.62m x 3.35m)

Kitchen comprising work surfaces with plenty of white fronted base and wall mounted cupboards and drawers. Single bowl sink with mixer tap and tiled splash backs. Built in oven and four ring gas hob with extractor fan over. Integrated dishwasher. UPVC window to side. Radiator. Door to dining area.

### UTILITY AREA

Plumbing for washing machine and a work surface. Door to WC and garage. UPVC window to rear.

### CONSERVATORY

15' 7" x 12' 9" (4.75m x 3.89m)

UPVC and brick construction. Two radiators. Tiled floor. French doors to rear garden. Fitted window and roof blinds. Door to dining area.

### DINING AREA

8' 2" x 7' 7" (2.49m x 2.31m)

UPVC window and door to rear garden. Doors to





conservatory, Utility and kitchen. Tiled floor.

#### BEDROOM ONE / DINING ROOM

11' 9" x 11' 0" (3.58m x 3.35m)

UPVC window to front. Radiator. Wood flooring.

#### BEDROOM TWO

11' 9" x 10' 4" (3.58m x 3.15m)

UPVC window to side. Radiator.

#### BEDROOM THREE

11' 9" x 9' 6" (3.58m x 2.9m)

UPVC bay window to front. Radiator. Wood flooring.

#### BATHROOM

Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and tiled shower enclosure. Fully tiled walls. Heated towel rail. Extractor fan, Window to rear.

#### REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower and shrub borders. Two timber storage sheds. Side access. Outside tap.

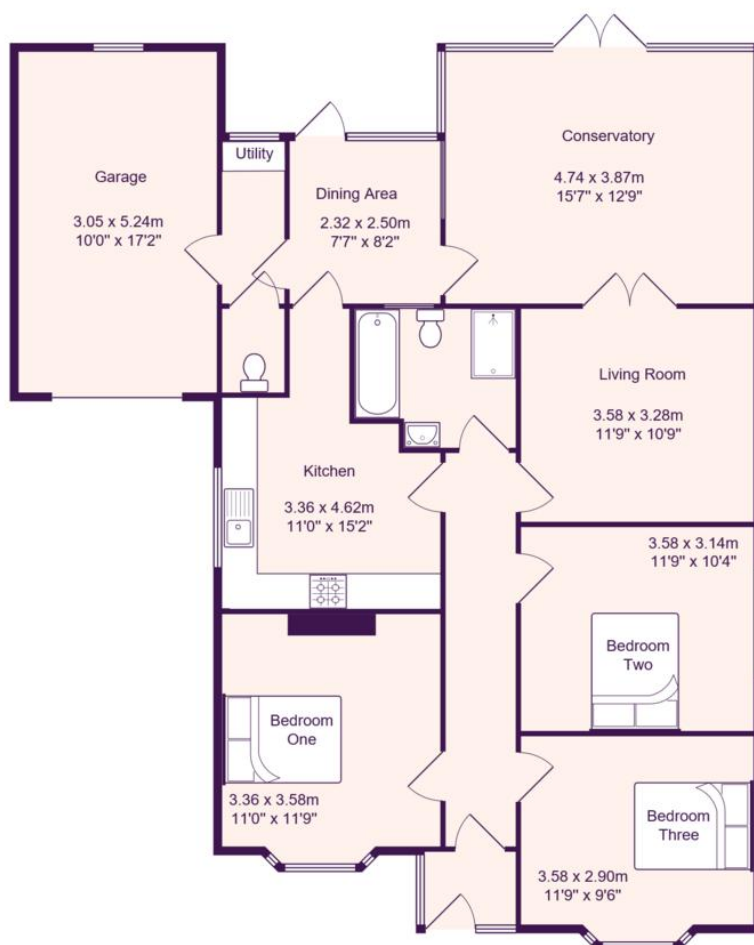
#### GARAGE

Single garage with up and over door. Power and light. Window to rear. Door to utility room.

#### FRONT GARDEN

Low maintenance front garden mainly blocked paved providing off road parking for several vehicles. Gravelled area. Metal front gates.





Total Area: 118.4 m<sup>2</sup> ... 1275 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### EPC GRAPH

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