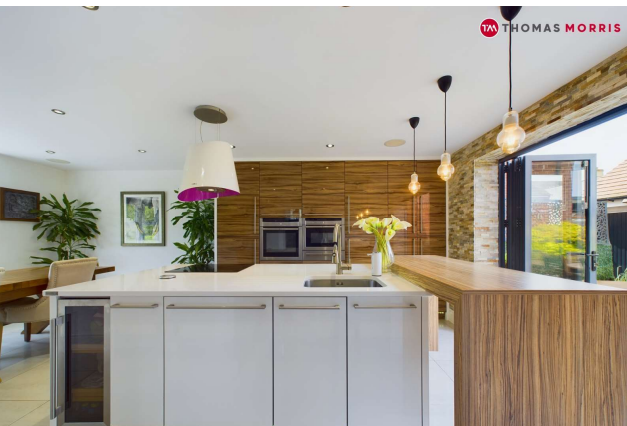




76 Lannesbury Crescent, St. Neots, PE19 6AF



Guide Price: £650,000

Freehold

Lannesbury Crescent, St. Neots, PE19 6AF

- Countryside views in a quiet cul-de-sac
- Large corner plot
- 4 bedrooms, main with ensuite
- Private Spa Area
- SONOS Sound System
- High-spec kitchen with NFF appliances
- Architecturally Landscaped gardens
- Off-road parking for five cars
- Freehold
- Energy Rating - C/80

Thomas Morris presents this meticulously crafted detached family home, situated in the heart of the sought-after St Neots community. Built in 2009 by renowned builder David Wilson Homes, this residence represents a pinnacle of modern elegance and convenience, offering a lifestyle of unparalleled comfort. The heart of the home lies in the fully fitted bespoke contemporary kitchen with underfloor heating. Boasting soft-close drawers, ambient lighting, and pristine white Silestone worktops, this culinary haven is equipped with top-of-the-range NEFF appliances, including a combination oven with a warming drawer, induction hob, and Elica feature extractor fan. An inviting island with a breakfast bar, water softener, integrated dishwasher, and wine cooler offers both functionality and style, seamlessly connecting the kitchen with the outdoor space through bi-folding doors. Adjacent to the kitchen, the dining area provides a spacious setting for hosting gatherings, offering superb views of the meadow through a bay window. For added convenience, a separate utility room offers space for laundry appliances and storage, with direct access to the garden. The spacious lounge, illuminated by bi-folding doors, features an integrated Sonos sound system, perfect for immersive entertainment experiences. Additionally, a versatile second reception room downstairs offers flexibility to accommodate various lifestyle needs. Upstairs, a well-lit landing leads to the sanctuary of the main bedroom, complete with built-in wardrobes and an ensuite featuring a walk-in shower. Three additional double bedrooms, all with built-in wardrobes, offer ample space, with the fourth bedroom currently configured as a walk-in wardrobe. The main bathroom, featuring a separate shower and bath, caters to the needs of the entire family. Outside, the west-facing rear garden provides a private oasis, featuring two patio areas, hardwood decking, architectural planting, and a hot tub under a gazebo. Remote LED timer garden lighting and external power sockets enhance both functionality and ambience.

Council Tax Band – E
Huntingdon District Council

Accommodation

Entrance Hallway

Cloakroom

Living Room 17'3" x 12'3" (5.26m x 3.73m).

Kitchen/Dining Room 20' x 13' (6.1m x 3.96m).

Study 10' x 9'11" (3.05m x 3.02m).

First Floor Landing

Bedroom One 17' x 12'4" (5.18m x 3.76m).

En Suite

Bedroom Two 11'5" x 10'7" (3.48m x 3.23m).

Bedroom Three 14'3" x 8'7" (4.34m x 2.62m).

Bedroom Four 10'9" x 8'5" (3.28m x 2.57m).

Bathroom

Outside

Enclosed Landscaped Gardens with Patio Area.
Gazebo and Hot Tub Area.

Garage and Off-Road Parking for Five Cars



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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