



The Mount, Litlington, Nr Royston, Hertfordshire SG8 0QG

£325,000

EPC - tbc

marshalls

The Mount, Litlington, Nr Royston, Hertfordshire SG8 0QG

A three bedroom extended mid terrace family home situated in this popular South Cambridgeshire village. The property benefits from good size accommodation and internal viewing is strongly recommended.

* Mid Terrace Family Home * Three Bedrooms * Fitted Kitchen * Fitted Bathroom * Separate Lounge * Conservatory * Utility Room * Ground Floor Cloakroom * Oil Fired Central Heating * Internal Viewing Recommended * Off Road Parking for Several Vehicles *

uPVC entrance door to:

ENTRANCE HALL:

Stairs to first floor. Radiator. Recessed spotlights. Understairs storage space. Oak flooring. Doors to:

LOUNGE:

17' 3" x 14' 7" (5.26m x 4.44m) Television point. Recessed spotlights. Feature fire surround. Oak flooring. uPVC double glazed window to front. Archway to:

KITCHEN/DINER:

22' x 7' 10" (6.71m x 2.39m) A range of fitted wall and base units with work surfaces over. 1 ½ bowl drainer sink unit with mixer tap. Tiled splashbacks. Single oven and electric hob with extractor hood over. Plumbing for

dishwasher. Fridge freezer recess. Recessed spotlights. Tiled flooring. uPVC double glazed window to rear. Door to utility room. Double doors to conservatory.

UTILITY AREA:

8' 8" x 5' 10" (2.64m x 1.78m) Fitted wall and base units. Plumbing for washing machine. Space for tumble dryer. Floor mounted oil fired boiler. Obscure uPVC double glazed window to rear. Obscure glazed door to front. Doorway to:

CLOAKROOM:

Low level w.c. Corner wash hand basin. Tiled walls and floor.

CONSERVATORY:

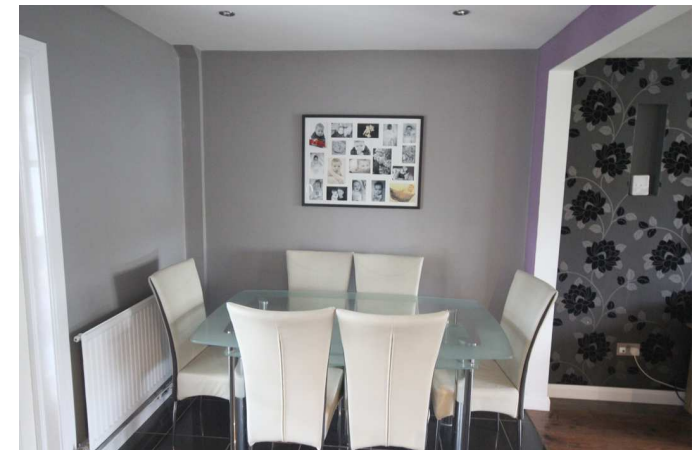
16' 5" x 8' 7" (5m x 2.62m) Brick built construction with uPVC double glazed windows and French doors to outside. Radiator. Pitched roof.

FIRST FLOOR LANDING:

Access to loft space. Recessed spotlights. Doors to:

MASTER BEDROOM:

16' 0" x 10' 6" → 9' 8" (4.88m x 3.2m → 2.95m) Fitted wardrobes with hanging rails and shelves. Recessed spotlights. Radiator. uPVC double glazed window to front.



BEDROOM TWO:

11' 10" x 9' 1" (3.61m x 2.77m) Radiator. uPVC double glazed window to rear.

BEDROOM THREE:

13' 1" x 9' 3" (3.99m x 2.82m) Radiator. uPVC double glazed window to front.

BATHROOM:

A white suite comprising: Panel enclosed bath with wall mounted shower over. Mixer taps and shower attachment. Fully tiled surround. Low level w.c. Wall mounted wash hand basin mixer taps. Fully tiled walls. Chrome heated towel rail. Tiled floor. Recessed spotlights. Obscure uPVC double glazed windows to rear.

REAR GARDEN:

Mainly laid to lawn. Flower and shrub borders. Patio area. Garden shed. Fence boundaries.

FRONT GARDEN:

Mainly laid to lawn with flower and shrub borders. Paved area. Oil tank. Picket fence and gate to parking area for several vehicles.

COUNCIL TAX:

Band C.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

FINANCIAL ADVICE:

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage



DISTANCE TO STATION:

Royston	4.1 m
Cambridge	16 m



DISTANCE TO A1 AND M11:

A1	10.7 m
M11	13.7 m



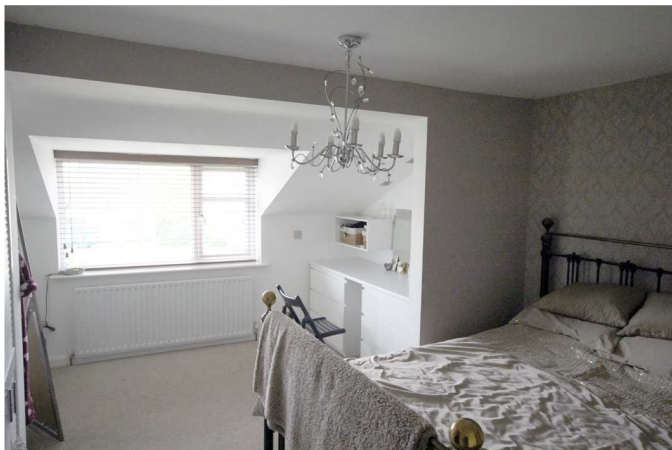
DISTANCE TO SCHOOL:

Bassingbourn Primary School	1.4 m
Bassingbourn Village College	1.5 m



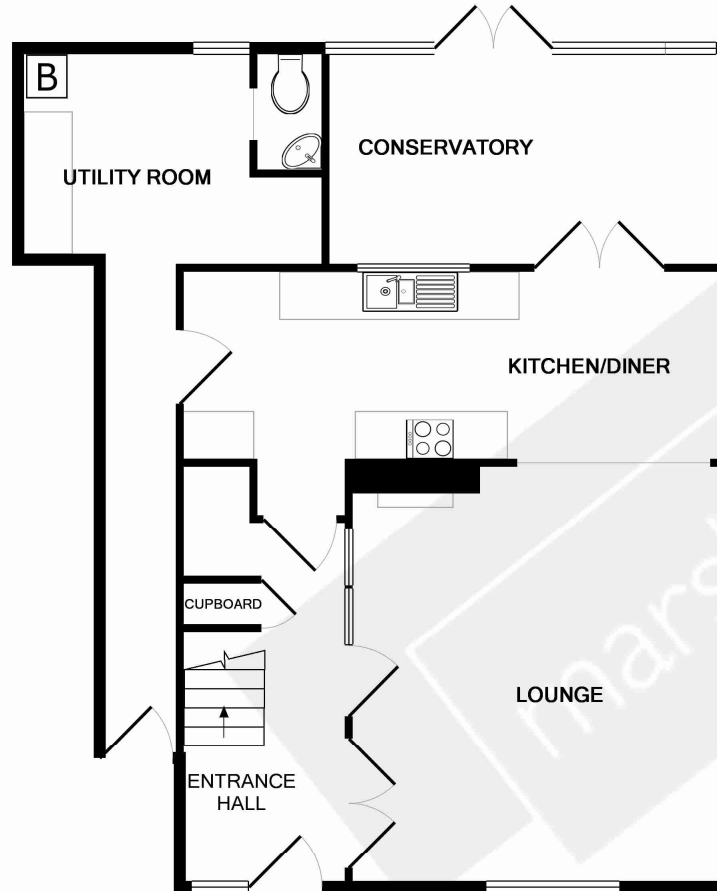
DISTANCE TO HOSPITAL:

Addenbrookes Hospital	16.6 m
Lister Hospital Stevenage	14 m

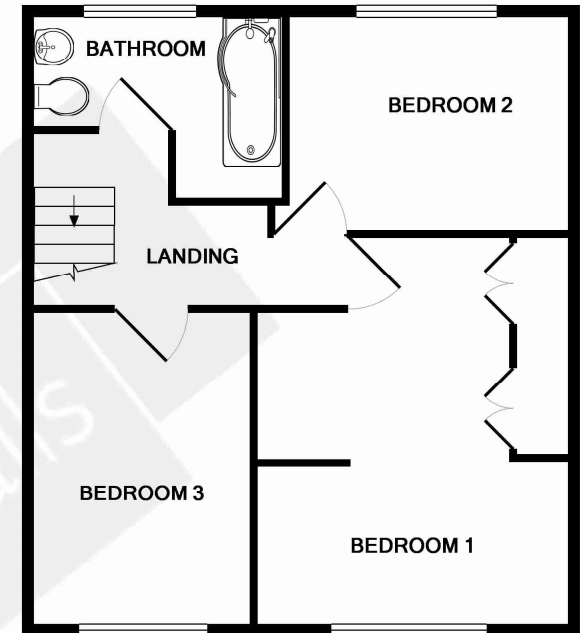


Awaiting EPC

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GROUND FLOOR
APPROX. FLOOR
AREA 886 SQ.FT.
(82.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (134.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Notes**
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
 2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
 3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
 4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

