



Harbins Lane, St. Neots, PE19 6UF

**CHEFFINS**

## Harbins Lane

Abbotsley, St. Neots,  
PE19 6UF

Final property coming soon.

A high specification two bedroom single storey home situated in a niche development of just two properties. Due to be complete in October 2025.

### LOCATION

The property is located towards the edge of this highly sought after and picturesque village which is surrounded by unspoilt rural farmland and countryside. The village includes an inn/restaurant, fine church, and additional amenities are available in the nearby village of Great Gransden. The university city of Cambridge is also 16 miles to the east and the thriving town of St. Neots is close by and offers extensive amenities and its own main line

2 2 2

£575,000







## Harbin's Meadow

### Kitchen

- Fully fitted kitchen, incorporating fitted base and eye level units with Quartz worktop and upstand
- NEFF Integrated appliances including double oven, induction hob
- NEFF Integrated fridge and freezer
- NEFF Integrated dishwasher
- Sink with polished chrome tap
- NEFF Integrated Washing machine and tumble dryer

### Bathrooms

- Contemporary styled bathrooms
- Vanity basin with Brushed chrome taps
- Mirror with light and de-mist element
- Showers with adjustable heads
- Baths with brushed chrome filler taps, shower screen and shower over
- WCs with water efficient dual flush and soft close seats
- Heated towel rails

### Heating, electrical and lighting

- Heating via an energy efficient air source heat pump with under floor heating to ground floor
- Pressurised hot water system
- Brushed effect chrome light switches throughout
- Brushed Chrome plug sockets throughout. Some sockets to incorporate USB charging outlets

Home entertainment and communications

- Provision for TV points , all reception rooms and bedrooms
- Telephone point in hall
- Fibre cabling providing super-fast broadband

### Interior finishes

- Karndean or similar Herringbone flooring to hall, kitchen and all bathrooms. Fitted carpets to the rest of the house
- Fitted wardrobe to Bedroom 1
- Satin paint finishes to all internal joinery
- Internal walls emulsion in Dulux White Mist

### External finishes

- Landscaped garden areas with turfed or seeded grass depending on the time of year
- Natural sandstone paving to rear terrace
- External tap

### Security and peace of mind

- External light to all external doors
- Mains fed smoke detector with battery back up fitted to hall and landing
- 10 year NHBC Warranty

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### Solar Panels

#### Inverter

A/C Fitted to both Bedrooms.

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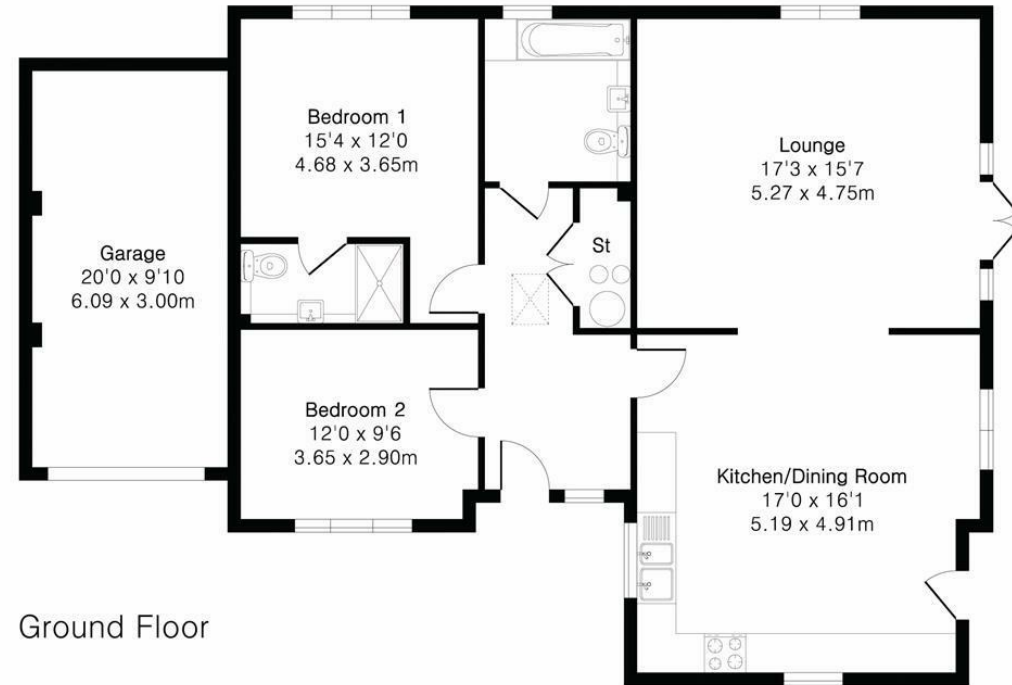
## Agents Note

EPC is predicted a B.

## Approximate Gross Internal Area 1051 sq ft - 98 sq m

Ground Floor Area 1051 sq ft – 98 sq m

Garage Area 197 sq ft – 18 sq m



Ground Floor

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 88      | 88        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

£575,000

Tenure – Freehold

Council Tax Band –

Local Authority –



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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