



Duck Lane, St. Neots - PE19 2EQ

In Excess of £290,000



HARVEY
ROBINSON

Duck Lane

St. Neots, St. Neots

Harvey Robinson Estate Agents in St Neots are pleased to present this beautifully maintained three-bedroom home to the market. The current owners have enhanced the property in recent years, converting the garage to create a separate dining room and installing a contemporary shower room.

The ground floor offers an entrance hall, a spacious lounge, a kitchen/diner, a cloakroom, a utility room, and the additional dining room. Upstairs, there are three well-proportioned bedrooms and a stylishly re-fitted shower room.

Outside, the property benefits from a neatly kept front garden and an enclosed rear garden with gated access leading to off-road parking.

We invite you to contact us to arrange a viewing of this wonderfully presented home.

- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Downstairs Cloakroom
- Utility Room
- Re-fitted Shower Room
- Enclosed Garden
- Well Presented Throughout



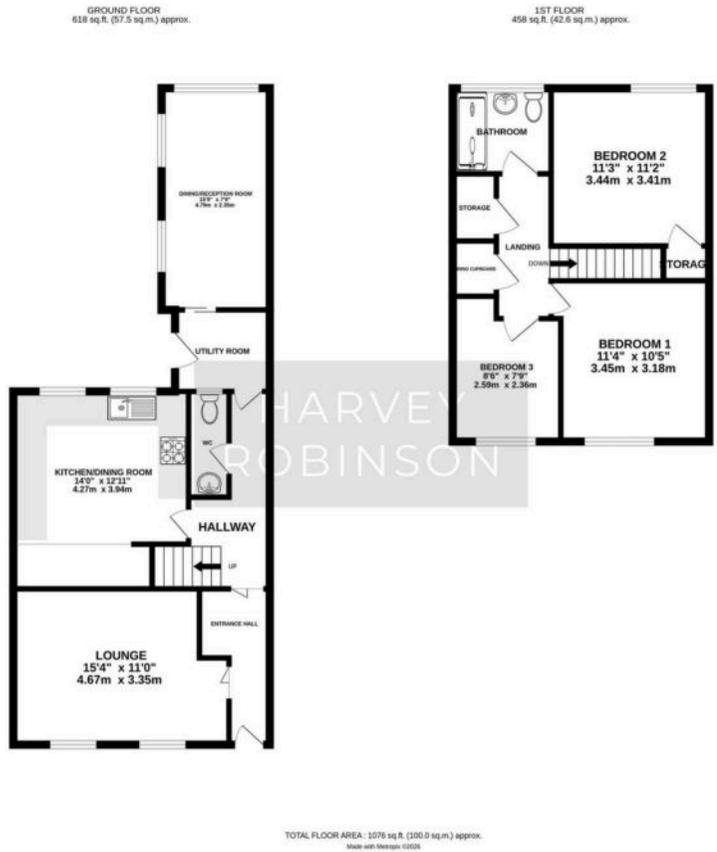


Duck Lane

St. Neots, St. Neots

The desirable market town of St Neots proves ever-popular for its scenic riverside walks, whilst boasting a high street with a variety of shops, bars, pubs and restaurants. The town hosts a Waitrose, Lidl, Marks & Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex, along with Eat n Bowl where children and adults can enjoy a family day or night out. Alongside the many amenities within the town, St Neots also benefits from Priory Park, which holds Green Flag Award status and offers eighty acres of extensive woodland and parkland to venture into. If you are a golfer, St Neots Golf Club is close to the town centre, and comes with a great reputation. The property is well-situated for families with a great selection of education options close by, catering from early years through to secondary education. Within easy reach are highly regarded primary schools such as St Marys C of E Primary Academy, Eynesbury Church of England Primary School, Winhills County Primary School, and The Round House Primary Academy, all supporting the early stages of schooling and widely appreciated by local families. For older children, Ernulf Academy and Longsands Academy serve the secondary age range, offering comprehensive education and, in the case of Longsands Academy, a sixth form for post-16 study. In addition, Riverside Meadows Academy and Samuel Pepys School provide specialised and alternative pathways, while a range of other local primary and junior schools such as Priory Park Infant School, Priory Junior School, Middlefield Community Primary School, Crosshall Infant School Academy Trust, Crosshall Junior School Academy Trust, and Bushmead Primary School, Eaton Socon add further choice in the surrounding area. Transport links are a popular attraction for the town, with the A1 and A428 being within direct access, and the high speed trainline providing direct access to London in under an hour. St Neots provides the perfect opportunity for anyone looking for a blend of a peaceful and scenic lifestyle, whilst also having amenities and commuter links on your doorstep.





Duck Lane

St. Neots, St. Neots

Postcode for SatNav: PE19 2EQ

What3Words location: ///breathing.mega.cork

Age of property: 1970's

Council tax: B

How long have the owners lived here: 20 years

Vendors onward movements: Will be purchasing on-moving for a change of lifestyle

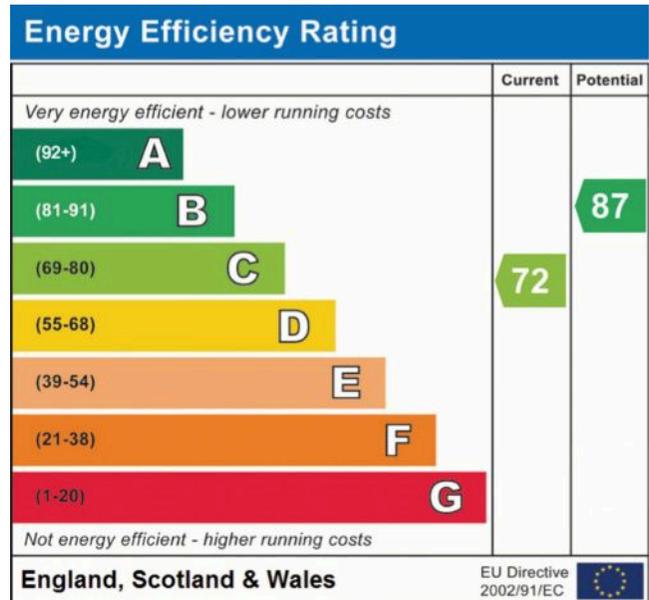
Radiators Fitted: 2025

Boundary fence responsibility: Left

Boiler: Last serviced - Jan 2026

Loft: Part boarded

Fixtures and fittings: All floor coverings, integrated kitchen appliances, outside wall lights, heated mirror in bathroom, garden shed



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

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