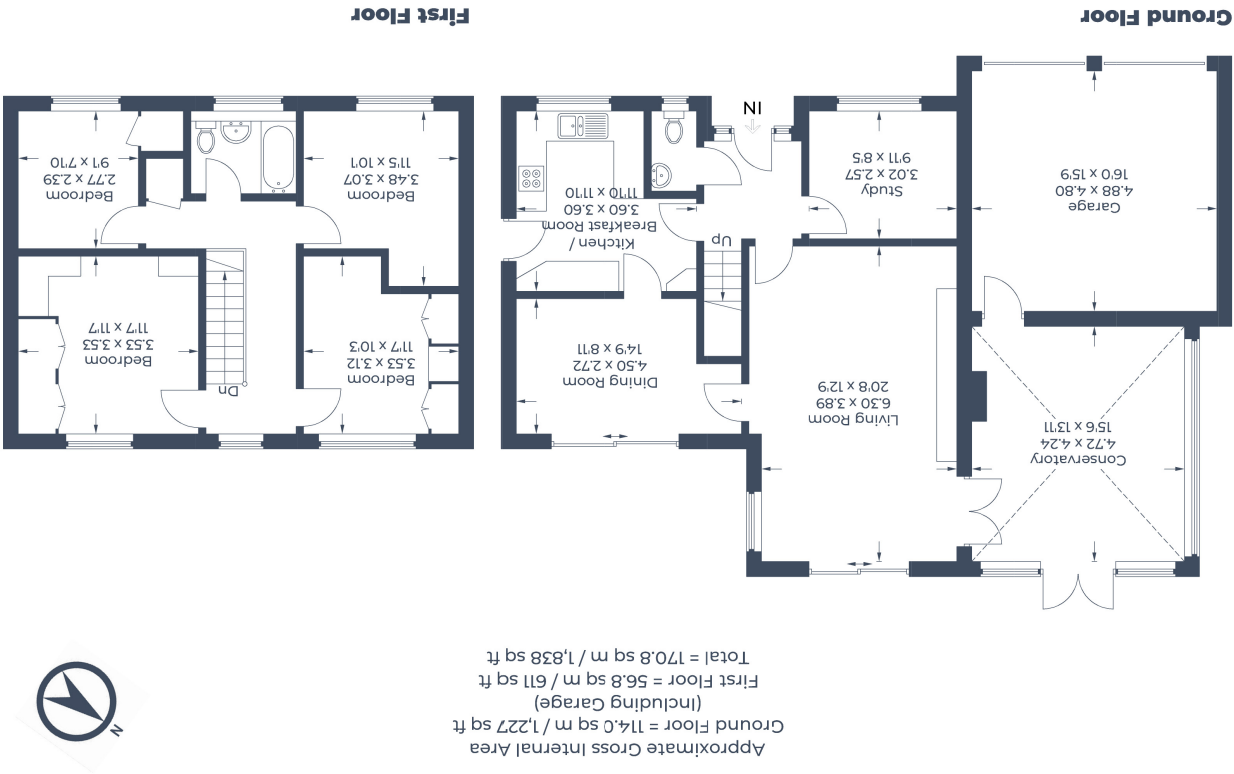


Energy Efficiency Rating	
Current	Potential
Energy efficiency - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Energy efficiency - higher running costs	
England, Scotland & Wales	
EU Standard 2002/91/EC	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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49 Lakefield Avenue, Little Paxton, St Neots, Cambridgeshire PE19 6NZ £575,000

- Beautifully presented detached family home
- Three reception rooms
- Large, established garden
- Potential to extended further (subject to planning)
- Favoured Village location close to the Nature Reserve
- Double garage with parking for 3 vehicles
- Cul-de sac location

INTRODUCTION

A beautifully presented detached family home, occupied by the same family since new and located in this favoured village location, within walking distance to the Nature Reserve and the highly regarded Primary School. 49 Lakefield Avenue is situated in a small cul-de-sac of several similar sized properties with an established, well tended garden offering total seclusion. The property offers 4 bedrooms, 3 receptions rooms and has the potential to be extended, subject to obtaining the relevant planning consents. An attached double garage sits to the side of the property. Viewings strictly by appointment.

ACCOMMODATION

part glazed composite door to:

Hallway

staircase leading to First Floor Landing, radiator

Cloakroom

two piece white suite to comprise wash hand basin and concealed flush W.C., frosted window

Kitchen

to comprise wall mounted and base level storage cupboard units, fitted Corian worksurfaces with inset sink unit, integrated NEFF kitchen appliances to include double oven, 4 ring halogen hob, extractor and microwave, integrated dishwasher and fridge/freezer, plumbing for automatic washing machine, part glazed door to the outside, window to the front, door to:

Dining Room

sliding doors to the Garden, full height panel window to the rear, radiator, storage cupboard

Study

radiator, window to the front

Lounge

sliding doors to the Garden, window to the side, feature inset gas fire, glazed doors to:

Conservatory

ceramic tiled floor, radiator, double doors to the Garden, personal door to the Garage

First Floor Landing

window to the rear, access to the partially boarded loft space with retractable ladder and light, airing cupboard

Bedroom One

fitted bedroom furniture, radiator, window to the rear

Bedroom Two

radiator, window to the front

Bedroom Three

fitted bedroom furniture, radiator, window to the rear

Bedroom Four

radiator, window to the front, single width storage cupboard

Bathroom

white suite to comprise panel bath with shower over and glazed shower screen, vanity wash hand basin and concealed flush W.C, splashback wall tiling, heated towel radiator, frosted window

Garden

an established garden, mainly laid to lawn with flowering and shrub borders, planted to offer a high degree of seclusion. Paved eating areas, gated access to the front

Garage

a DOUBLE WIDTH garage with twin up and over doors, power and light connected, personal door to the Conservatory

Agents Notes

This is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing, please call our St Neots office on 01480 406400

