

Directions

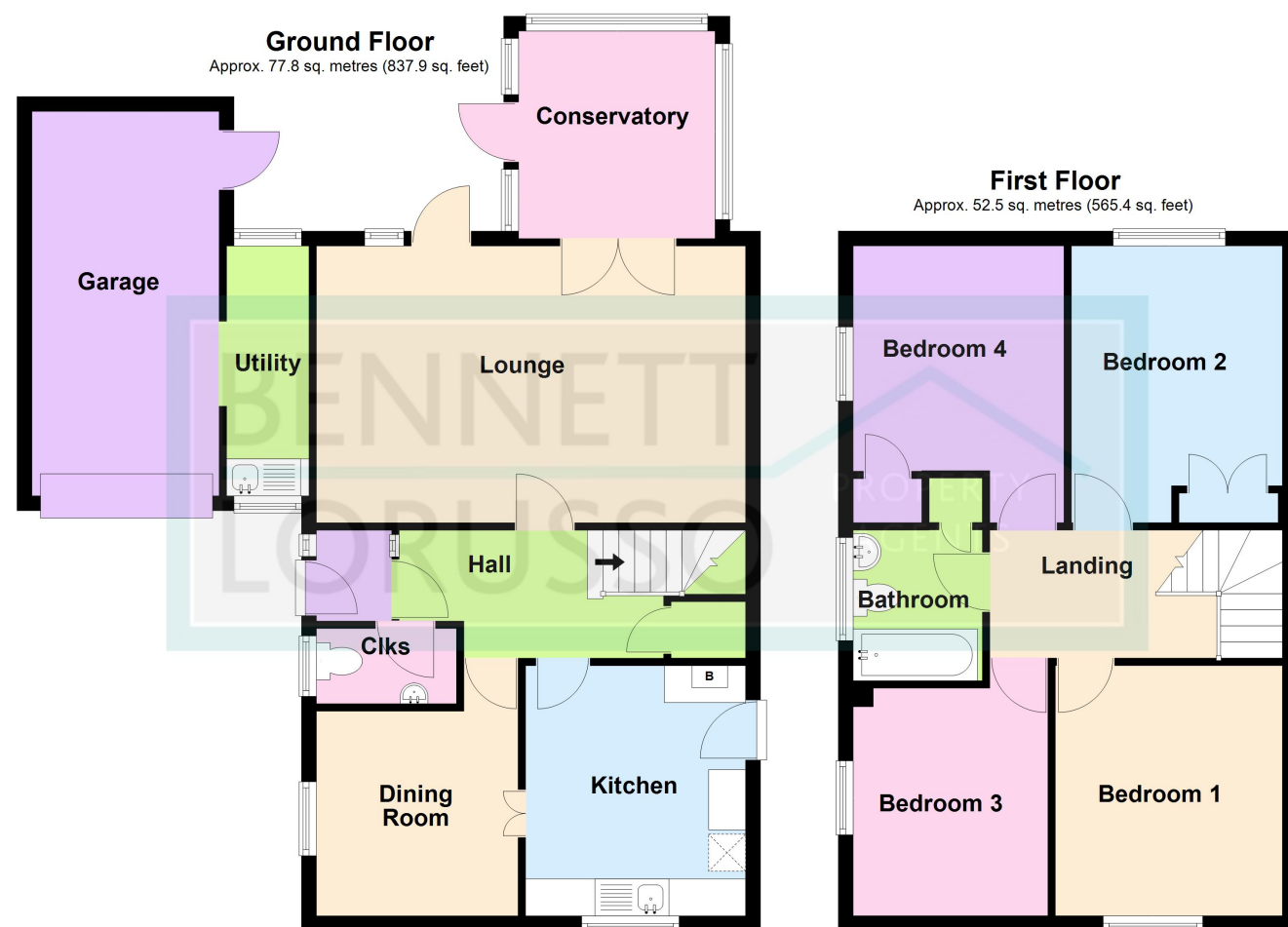
PE19 6RZ.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Tel: 01480 211777
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**BENNETT
LORUSSO** PROPERTY
AGENTS



46 Rectory Close, Great Paxton, St Neots, Cambridgeshire. PE19 6RZ.

OIEO £375,000

A spacious four bedroomed detached family home with extensively refurbished accommodation and well situated in this well regarded village. Freshly redecorated throughout, further features include a newly fitted kitchen, a separate living room and dining room along with a conservatory, a cloakroom, utility area and a remodelled bathroom. There is a new gas fired combination boiler and much of the wiring and the consumer unit has been renewed. Outside, there is ample driveway parking, plus a single garage and a manageable rear garden. Ready to move in to and with no onward chain, early internal viewing is strongly recommended.



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Ground Floor

Storm Canopy Courtesy light, Aluminium double glazed door to:

Entrance Porch Quarry tiled floor, courtesy light, fully glazed door through to:

Entrance Hall Radiator, stairs to the first floor with a cupboard under.

Cloakroom Modern two piece white suite of wash hand basin and close coupled WC, window, radiator, Luxury Vinyl Tiled floor.

Living Room 5.78m x 3.72m (19' 0" x 12' 2") Two double radiators, TV aerial point, double glazed door to the rear garden, fully glazed double doors through to the:

Conservatory 2.84m x 2.67m (9' 4" x 8' 9") Part brick and UPVC double glazed, power and lighting, LVT floor, radiator, Victorian style roof, door to the rear garden.

Dining Room 2.75m x 2.69m min (9' 0" x 8' 10") Triple glazed window to the front, serving hatch and radiator.

Kitchen 3.40m x 2.90m (11' 2" x 9' 6") Well fitted with a modern range of base and wall units with soft close fittings, stainless steel sink and mixer tap, gas and electric cooker points, space and plumbing for washing machine and dishwasher, triple glazed window to the front, cupboard concealing the gas fired combination boiler, consumer unit, radiator, LVT floor, UPVC double glazed door to the side.

First Floor

Landing Access to the loft space.

Bedroom One 3.75m x 3.07m (12' 4" x 10' 1") Triple glazed window to the rear, radiator, double built-in wardrobe.

Bedroom Two 3.42m x 3.06m (11' 3" x 10' 0") Triple glazed window to the front, radiator.

Bedroom Three 3.08m x 2.61m (10' 1" x 8' 7") Double glazed window to front/side, radiator.

Bedroom Four 3.04m x 2.61m (10' 0" x 8' 7") Triple glazed window to the side, radiator, single built-in wardrobe.

Bathroom Three piece white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC, fully tiled walls, triple glazed window, heated towel rail, full length shelved cupboard, LVT floor.

Outside

Front Water tap, concrete driveway parking for 3 - 4 cars.

Rear Garden Enclosed and laid to lawn, mature shrubs and trees, paved patio, tap and side gate.

Garage 5.20m x 2.53m (17' 1" x 8' 4") Up and over door, power and lighting, pitched roof, double glazed door to the rear garden, access through to a small UTILITY area with double glazed windows to the front and rear, a stainless steel sink and cupboards with a water supply, power and lighting.

Notes Freehold.
Chain free.
Council tax band D- £2398.01 pa.
There are fitted solar panels.

