

## Directions

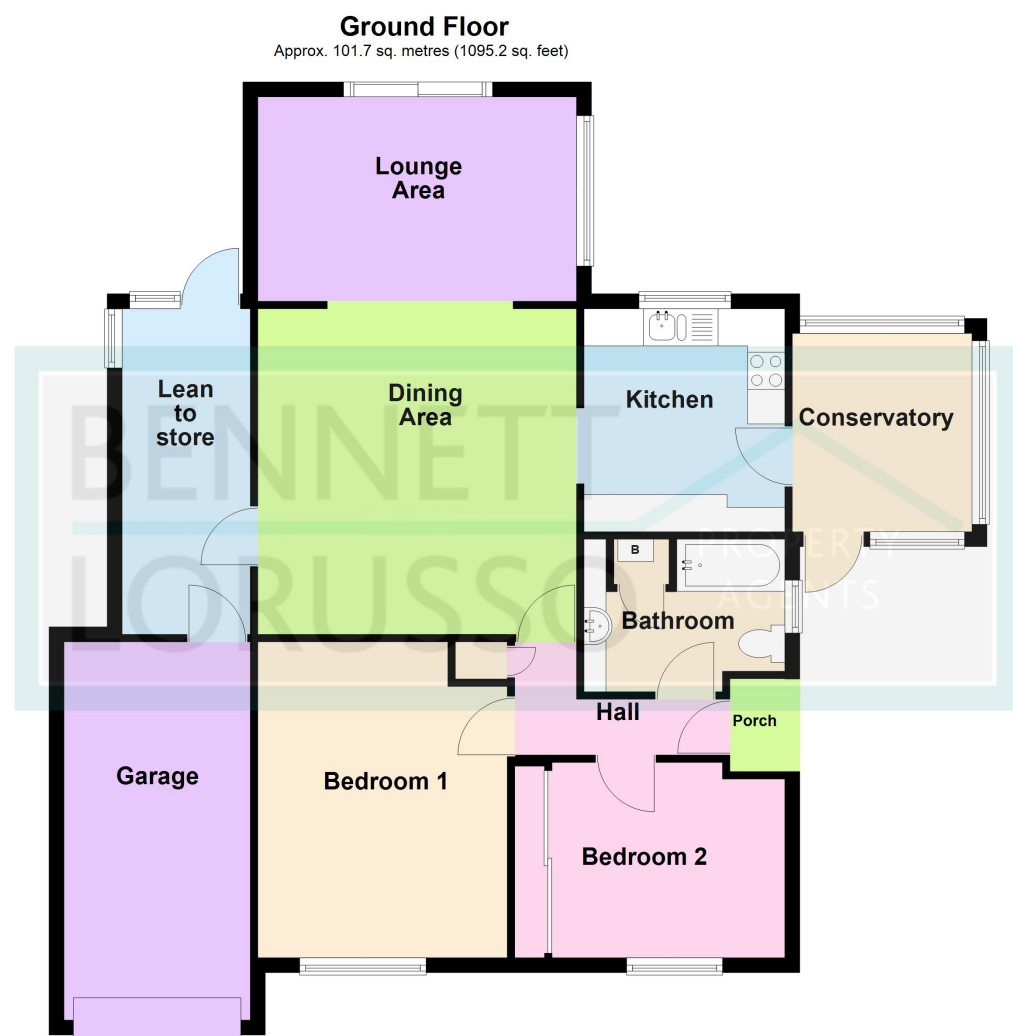
PE19 6QD.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## 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  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



21 Meadow Close, Little Paxton, St Neots, Cambridgeshire. PE19 6QD.

**Offers Over £325,000**

An established, two double bedroomed link-detached bungalow, located on a generously sized corner plot in this well served riverside village. The extended accommodation includes a living room to the rear, a dining/day room, a contemporary style kitchen with integrated appliances, a modern fitted bathroom and a double glazed conservatory. Outside, there is a garage with an electronic rollover door and roof storage capacity, driveway parking and a well planted and sizeable corner plot. with no forward chain, we strongly advise early viewing!



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# Ground Floor

**Entrance Hall** Composite double glazed entrance door, access to the fully insulated loft space with ladder access, broom cupboard.

**Bedroom One** 4.24m x 3.35m (13' 11" x 11' 0") Double glazed window to the front, radiator, a good range of wardrobes and a vanity area to one wall.

**Bedroom Two** 3.62m x 2.62m (11' 11" x 8' 7") Double glazed window to front, radiator, fitted wardrobes.

**Bathroom** With a modern three piece white suite comprising a panelled bath with mixer shower and screen, vanity wash hand basin and a close coupled WC, splashback tiling, double glazed window, extractor fan, shaver point and light, radiator, recessed lighting to ceiling.

**Living Room** 4.27m x 2.71m (14' 0" x 8' 11") Double glazed window and sliding patio door to the rear garden, radiator, wall lighting.

**Dining/Day Room** 4.41m x 4.27m (14' 6" x 14' 0") Radiator, double glazed door to:

**Side Lobby/Lean-to** 7.38m x 4.27m (24' 3" x 14' 0") Wall lighting, door to rear garden and a door to the garage.

**Kitchen** 2.96m x 2.68m (9' 9" x 8' 10") Fully fitted with a contemporary style range of base and wall units, induction hob with double oven under and an extractor hood over, integrated dishwasher, washing machine and undercounter fridge. Splashback tiling, stainless steel bowl and 1/4 sink with mixer tap, double glazed window to the rear, towel radiator, vinyl flooring, double glazed door to:

**Conservatory** 2.68m x 2.40m (8' 10" x 7' 10") Part brick and UPVC double glazed, power points, double glazed door to the front aspect.

## Outside

**Front & Side** Open plan and laid to lawn with various shrubs and bushes, driveway, side access gate.

**Garage** 5.05m x 2.50m (16' 7" x 8' 2") With electronic rollover door, power and lighting, mezzanine loft area, personal door.

**Rear Garden** Fully enclosed and laid mainly to lawn with established shrubs, bushed and various young trees, paved patio, small sunken pond, tap and light.

**Notes** Freehold.  
Council tax band D - £2412.22 pa.  
No chain.

