

## Directions

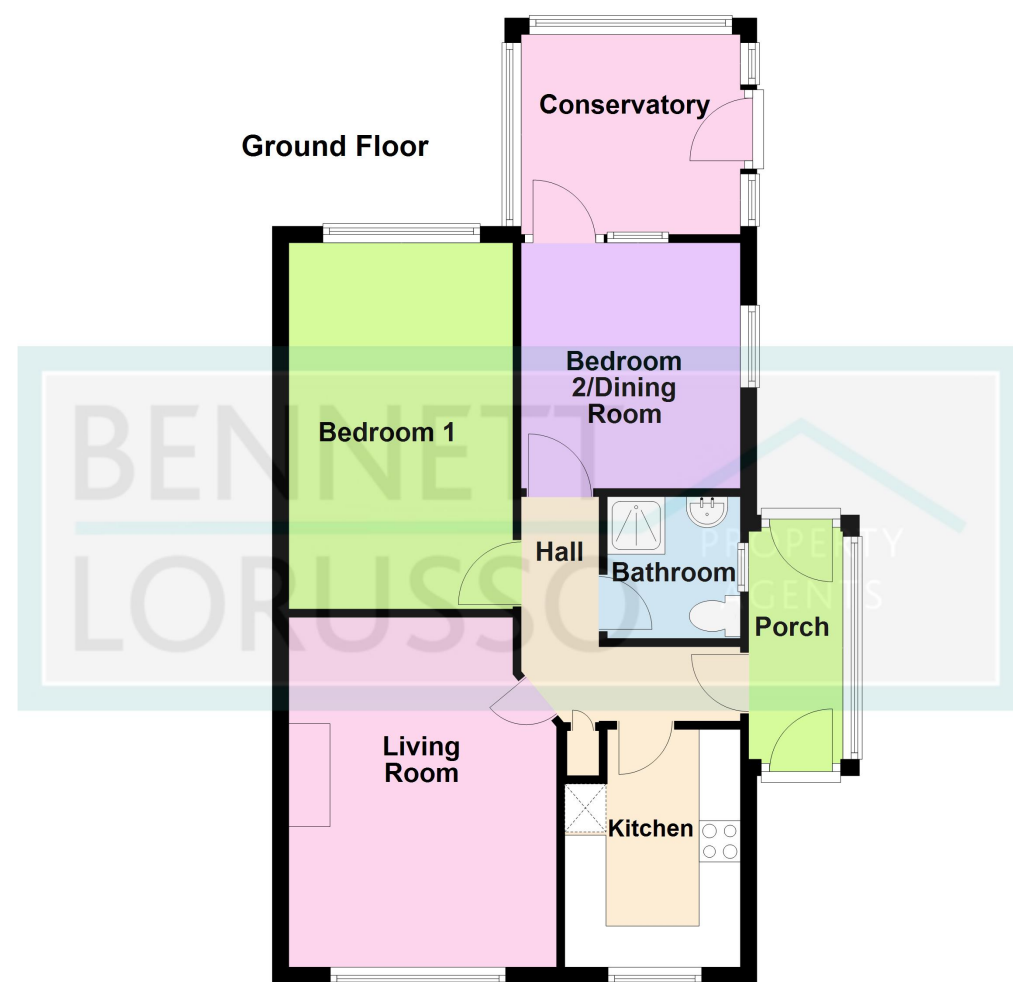
PE19 6NE.

## 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.



Total area: approx. 58.8 sq. metres (632.4 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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32 Beeson Close, Little Paxton, St Neots, Cambridgeshire. PE19 6NE.

£325,000

An immaculate two bedroom semi-detached bungalow with attractive well stocked gardens, traffic free frontage and a garage to the rear. The bright and contemporary accommodation has many quality improvements and includes a living room to the front, a fully fitted modern white kitchen, a well appointed bathroom with a shower enclosure, good sized second bedroom or day room and a double glazed and heated conservatory. Further benefits include gas fired radiator central heating with a modern boiler, recently updated wiring system and a useful and secure entrance/side lobby. This wonderful home offers stylish living space with lakeside walks on the door step and early internal viewing is strongly advised.

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Ground Floor

**Entrance Lobby** Double glazed composite entrance door, double glazed door to the rear and a half glazed door to:

**Entrance Hall** Linen cupboard, radiator, laminate wood effect flooring, access to the part boarded loft space.

**Living Room** 4.24m x 3.26m (13' 11" x 10' 8") Feature fireplace with electric fire, satellite TV connection, double panel radiator, double glazed picture window to the front.

**Kitchen** 2.89m x 2.13m (9' 6" x 7' 0") Refitted with a quality modern range of white fronted base and wall units, composite white sink and mixer tap, plumbing for washing machine, fridge/freezer space, ceramic hob with splashback and electric oven, modern wall mounted gas fired boiler, laminate wood effect flooring, double glazed window to the front.

**Bathroom** With a modern three piece white suite comprising a fully tiled shower enclosure and mixer shower, vanity wash hand basin and close coupled WC, double glazed window, splashback tiling, radiator, vinyl flooring.

**Bedroom One** 4.48m x 2.69m (14' 8" x 8' 10") Double glazed window to rear, radiator, wall mounted TV points.

**Bedroom Two/Dining Room** 3.04m x 2.68m (10' 0" x 8' 10") Radiator, telephone point, laminate wood effect flooring, double glazed window to the side and door through to:

**Conservatory** 2.81m x 2.41m (9' 3" x 7' 11") Part brick and UPVC double glazed, radiator, power points, laminate wood effect flooring, double glazed door to the rear garden.

Outside

**Front** Enclosed by piquet fencing and laid mainly to shingle, well stocked with various plants and shrubs. Traffic free location with an outlook over allotments and a very short walk to the lakes.

**Rear Garden** Enclosed and attractively laid out for easy maintenance, various plants and shrubs, two patios, a shingled area, fruit bushes and a rear gate.

**Garage** 5.53m x 2.41m (18' 2" x 7' 11") A concrete sectional garage with up and over door, power and lighting, door to the rear garden.

**Notes** Freehold.  
Council tax band B - £1876.17 pa.  
Brick and tile construction.  
The electrical wiring has been extensively updated.



EPC

