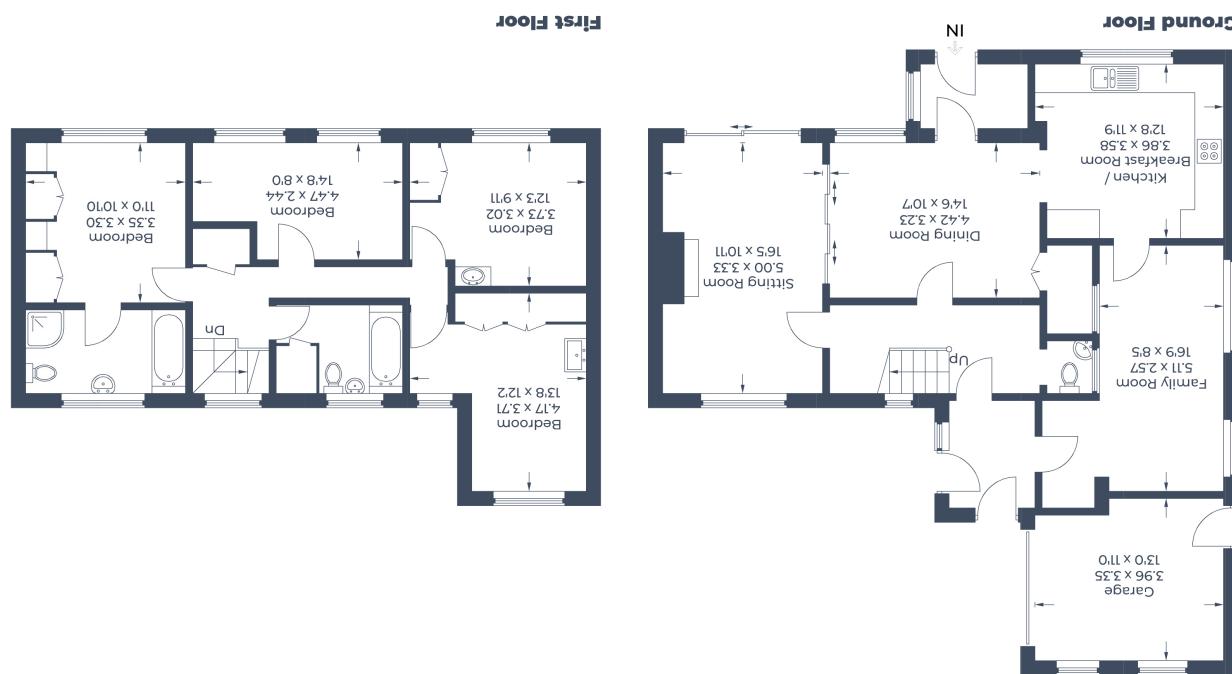


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Measurements are approximate, not to scale.  
Illustration for identification purposes only.



Approximate Gross Internal Area  
Ground Floor = 85.8 sq m / 923 sq ft  
First Floor = 69.6 sq m / 77 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 165.4 sq m / 1,780 sq ft



- EXTENDED ACCOMMODATION.
- THREE GENEROUS RECEPTION ROOMS.
- GARAGE.
- SOUGHT AFTER VILLAGE LOCATION.
- PARKING FOR AT LEAST FOUR VEHICLES.

- FOUR BEDROOMS with EN-SUITE BATHROOM TO BEDROOM ONE.
- KITCHEN BREAKFAST ROOM & UTILITY.
- SOUTH FACING GARDEN.
- NON-ESTATE.



### Introduction

An amazing EXTENDED SEMI-DETACHED HOUSE that offers versatile accommodation to include, in brief, FOUR BEDROOMS and THREE RECEPTION ROOMS.

There is a generous KITCHEN BREAKFAST ROOM, UTILITY and ground floor W.C. The third reception room, or FAMILY ROOM, would be ideal for anyone working from home and can be accessed from the Entrance Hall.

The principal bedroom has a four piece EN-SUITE BATHROOM and three of the bedrooms have fitted or built in wardrobes.

Externally there is a driveway for at least FOUR VEHICLES and an extra gravelled area perfect for Caravan or Motorhome parking. The GARAGE has power connected and can be accessed from the Entrance Hall. The established garden at the rear is fully enclosed and SOUTH FACING.

This property is offered for sale in immaculate order and has been very well maintained by the owners. A viewing is highly recommended to appreciate the versatility and generous accommodation available.

Little Paxton is a popular Village considered by many to be within walking distance of St Neots town centre. With very easy access to the A1 and close to St Neots mainline train station, the Village also has a well regarded Primary School, Doctors surgery and local convenience stores.



### Ground Floor

#### Accommodation

Frosted PVCu door with side light window to

#### Entrance Hall

coved ceiling, radiator, personal door to the Garage, doors to Family Room and Reception Hall

#### Reception Hall

coved ceiling, radiator, stairs to the First Floor Landing

#### Cloakroom & W.C.

W.C, wash hand basin, radiator

#### Kitchen Breakfast Room

base and eye level cupboards, drawer units, work surfaces with one and a half bowl sink unit inset, fitted water filter unit, electric and gas cooker points, plumbing for dishwasher, space for fridge and freezer., coved ceiling, window to the rear aspect, radiator

#### Utility Room

plumbing for washing machine, space for tumble dryer, door to the Rear Garden

#### Family Room

two windows to the side aspect, radiator, wall light points, cupboard housing gas fired Worcester boiler, freestanding fireplace with electric fire, coved ceiling



### Dining Room

window to the rear aspect, coved ceiling, large walk-in shelved cupboard, door to Utility Room

### Lounge

window to the front aspect, sliding patio doors to the rear garden, wall light points, coved ceiling, radiator

### First Floor

#### First Floor Landing

two windows to the front aspect, loft access (ladder, light and partial boarding), shelved storage cupboard

#### Bedroom One

window to the rear aspect, coved ceiling, radiator, fitted wardrobes

#### En-Suite Bathroom

bath with Aqualisa shower, pedestal wash basin, W.C, corner shower, frosted window, radiator

#### Bedroom Two

two windows to the front aspect, radiator, built in wardrobes, pedestal wash basin

#### Bedroom Three

window to the rear aspect, radiator, built in wardrobes, vanity unit with wash basin

#### Bedroom Four

two windows to the rear aspect, two radiators

#### Bathroom

bath with Mira shower, pedestal wash basin, W.C, towel radiator, frosted window, airing cupboard with hot water cylinder

### Outside

#### Gardens & Parking

at the front the block paved drive allows off road parking for up to four vehicles. There is also a gravelled parking area for extra vehicles or Caravan/Motorhome. The front of the house has external lighting

#### Garage

up and over door, power, light, two windows to the front aspect, open eaves storage, personal doors to the rear and Entrance Hall

#### Rear Garden

SOUTH FACING, fully enclosed and laid to lawn with established flower and shrub borders, paved patio area, timber garden shed, outside lighting, tap and power point. There is gated pedestrian access to the front

