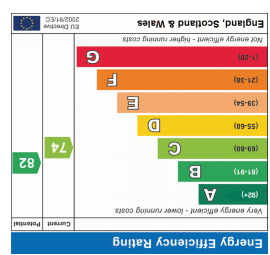


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





- Link-detached and EXTENDED.
- Single Garage and ample off road parking.
- Majority PVCu double glazing.
- WEST facing rear garden.

- Three bedrooms.
- Non-estate location at the end of a no-through road.
- Gas fired radiator central heating.
- No forward chain.

**Introduction**

A well presented and EXTENDED THREE BEDROOM LINK-DETACHED HOUSE situated at the end of this no-through road within the popular Village of Little Paxton.

Belonging to the same owner since new in 1978, the property has been updated and extended to the front with a Study Area off the Lounge and to the side, doubling the size of the Kitchen Breakfast Room.

A Garden Room off the Dining Area leads onto the WEST FACING GARDEN. At the front there is ample off road parking and access to the single Garage.

Offered for sale with NO FORWARD CHAIN.

**Ground Floor**

**Accommodation**

PVCu door with frosted side light windows to

**Entrance Porch**

glazed door to Entrance Hall

**Entrance Hall**

glazed door to the Lounge Dining Room, radiator, door to

**W.C**

W.C, vanity unit with wash basin, frosted window

**Lounge Dining Room**

stairs to the First Floor Landing, under stairs storage cupboard, coved ceiling, feature fireplace with electric fire, stained glass arched window to the side, TV point, radiators, sliding patio doors to the Garden Room. The extension to the front offers a STUDY AREA with PVCu bay window to the front aspect and radiator

**Garden Room**

PVCu windows and sliding doors to the rear garden, two rooflight windows, radiator

**Kitchen Breakfast Room**

extended and comprising base and eye level cupboards with under cupboard lighting, drawer units, work surfaces, two stainless steel sink & drainer units, integrated eye level electric double oven, gas & electric hobs with extractor, integrated dishwasher, plumbing for washing machine, space for fridge freezer and tumble dryer, radiator, rooflight window, two windows to the rear aspect, part glazed door to the rear garden, Personal door to the Garage

**First Floor**

**First Floor Landing**

window to the side aspect, loft access, airing cupboard with hot water cylinder

**Bedroom One**

window to the front aspect, radiator, fitted furniture

**Bedroom Two**

window to the rear aspect, radiator, built in wardrobe, coved ceiling

**Bedroom Three**

window to the front aspect, radiator, fitted cupboards, built in wardrobe

**Shower Room**

fully tiled and comprising large shower, pedestal wash basin, W.C, frosted window, radiator, coved ceiling

**Outside**

**Gardens**

the front garden is landscaped for low maintenance, paved with flower and shrub borders. The drive allows off road parking leading to the Single Garage. The rear garden is WEST FACING, fully enclosed and laid mainly to lawn with flower and shrub borders, paved area, timber shed, outside tap and gated pedestrian access to the front

**Garage**

a single Garage with electric remote controlled roller door, power, light, eaves storage space with gas fired boiler and personal door to the Kitchen Breakfast Room

