

## Directions

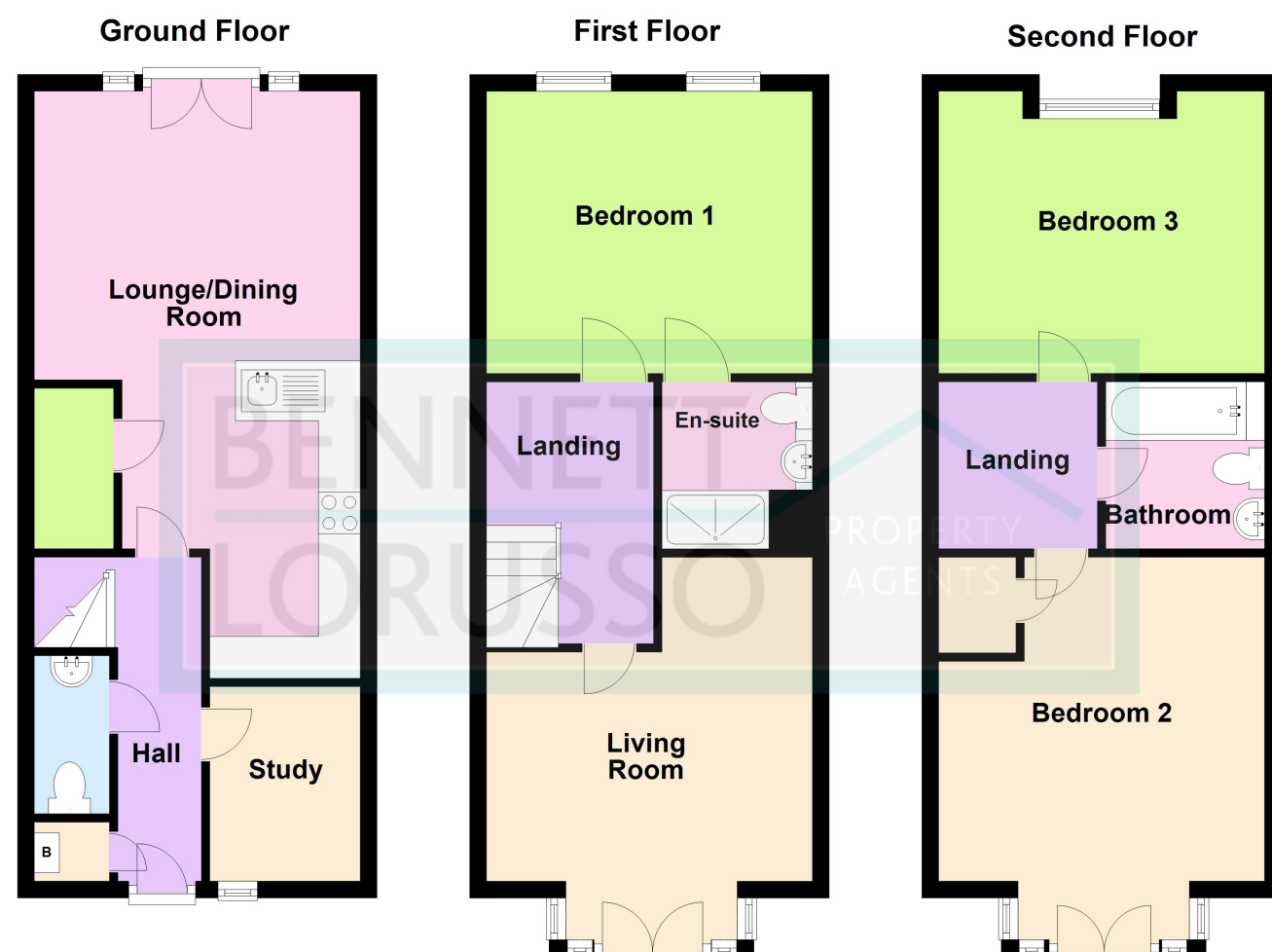
PE18 6BT.

## 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. 113.3 sq. metres (1220.0 sq. feet)

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



11 Gatekeeper Walk, Little Paxton, St Neots, Cambridgeshire. PE19 6BT.

**£325,000**

A chain free townhouse with three/four double bedrooms, overlooking a Green to the front with an enclosed rear garden and parking at the back. Situated on a popular modern development in this well served village, the excellent accommodation includes, a cloakroom, a useful study, fully integrated kitchen, living/dining room with French style doors on to the rear garden, a first floor lounge or fourth bedroom and two well appointed bathrooms. Internal viewing of this spacious and versatile home is strongly advised.



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Ground Floor

**Entrance Hall** Part double glazed entrance door, ceramic tiled floor, radiator, cloaks cupboard housing the gas fired boiler, stairs to the first floor.

**Cloakroom** Two piece white suite incorporating a wash hand basin and closed-coupled WC, radiator, extractor fan.

**Study** 2.88m x 1.85m (9' 5" x 6' 1") Double glazed window to the front, radiator.

**Dining/Family Room** 3.95m x 3.50m (13' 0" x 11' 6") Two radiators, TV connections, double glazed French style doors to the rear garden.

**Kitchen** 2.98m x 1.85m (9' 9" x 6' 1") Fitted with a range of wood effect base and wall units, washing machine and dishwasher, gas hob with extractor hood over and electric oven, fridge/freezer, stainless steel sink and mixer tap, splashback tiling.

First Floor

**Landing** Stairs to the second floor, radiator.

**Bedroom One** 3.95m x 3.50m (13' 0" x 11' 6") Two double glazed windows to the rear, two radiators, door to:

**En-suite Shower Room** Three piece white suite incorporating a large shower enclosure with mixer shower and sliding doors, wash hand basin and closed-coupled WC, radiator, extractor fan.

**Living Room/Bedroom Two.** 3.95m x 3.80m (13' 0" x 12' 6") Double glazed French style doors and a Juliette balcony to the front, double radiator, TV points.

Second Floor

**Landing** Access to the loft space.

**Bedroom Three** 3.95m x 3.85m (13' 0" x 12' 8") Double glazed French style doors and Juliette balcony to the front, radiator, over stairs storage cupboard/wardrobe.

**Bedroom Four** 3.95m x 3.50m (13' 0" x 11' 6") Double glazed window to rear, radiator, sloping ceiling.

**Bathroom** Three piece white suite comprising a modern panelled bath with mixer tap shower attachment, wash hand basin and closed-coupled WC, splashback tiling, radiator, extractor fan.

Outside

**Front** Small frontage with pathway and hedging.

**Rear Garden** Enclosed and laid to lawn, two patios, tool shed, tap and rear gate.

**Parking** Allocated space to the rear of the property.

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



EPC

