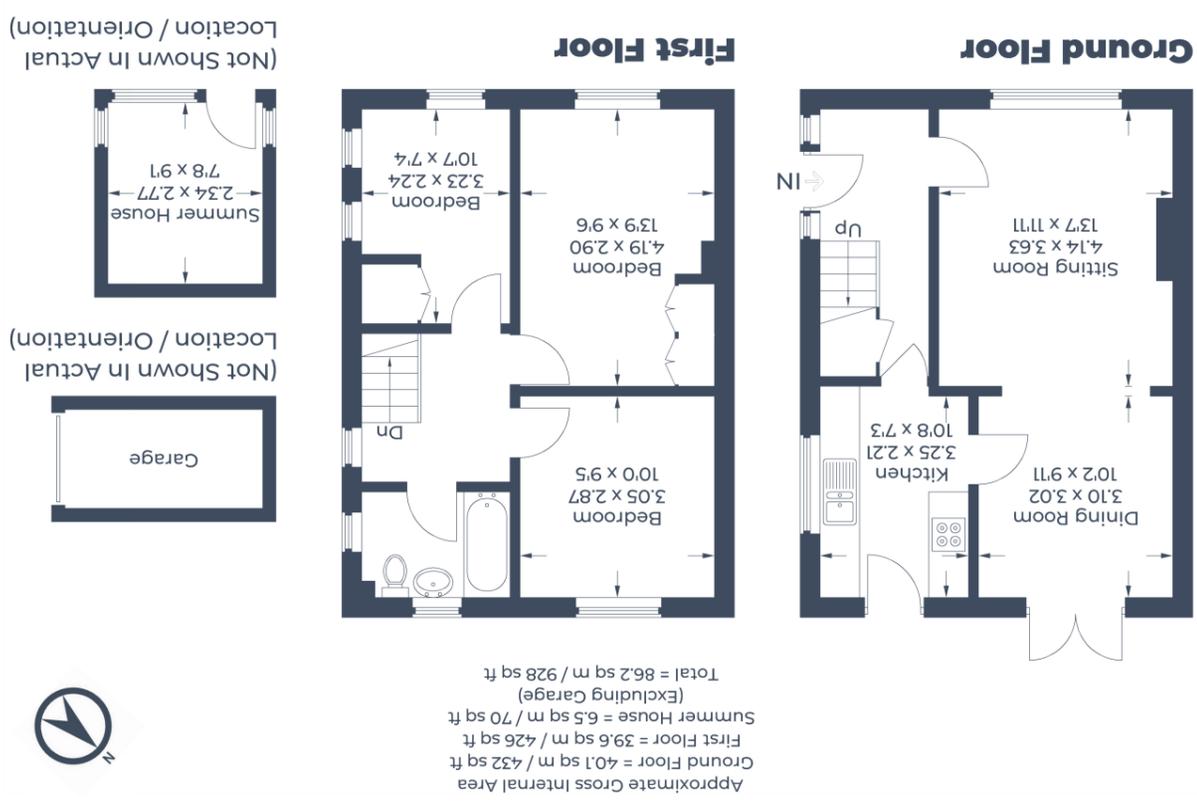


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(39-48)
G	(1-38)
Very energy inefficient - higher running costs	
England, Scotland & Wales	

Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane





- OPEN GREEN AREA TO THE FRONT, TRAFFIC FREE.
- LVT WOOD EFFECT FLOORING THROUGH ENTRANCE HALL, LOUNGE & DINING ROOM.
- PVCu DOUBLE GLAZING.
- POPULAR VILLAGE LOCATION.
- MULTI-FUEL BURNING STOVE TO LOUNGE.
- GARAGE & ADDITIONAL PARKING IMMEDIATELY TO THE REAR
- GAS FIRED RADIATOR CENTRAL HEATING.
- ENCLOSED GARDEN WITH SUMMERHOUSE.

Introduction

Facing an open green area, this THREE BEDROOM SEMI-DETACHED HOUSE is situated in the heart of this much sought after VILLAGE LOCATION.

On the ground floor there is a light and bright open LOUNGE & DINING ROOM with multi-fuel burning stove set into the fireplace and French doors to the rear garden. The KITCHEN is separate and also has a door to the rear garden.

The first floor has THREE BEDROOMS and a BATHROOM.

Outside, the open front garden faces an OPEN GREEN AREA and the rear garden is fully enclosed with gated access to the GARAGE & PARKING to the rear. There is also a SUMMERHOUSE ideal for entertaining or as a home-work space.

Little Paxton is a very popular Village on the outskirts of St Neots. The Village has local amenities including convenience shops, hair dressers, pharmacy and a Doctors surgery. Another big draw to the Village is Little Paxton Nature Reserve with its lakeside walks and nature trails.

Little Paxton Primary School is located close-by and rated Good in the latest Ofsted report. Secondary schooling is at Longsands School in St Neots.

Ground Floor

Accommodation

Door with frosted side light to

Entrance Hall

stairs to the First Floor Landing, decorative panelling, under stairs storage cupboard, wood effect LVT flooring, radiator, doors to the Kitchen & Lounge

Lounge

window to the front aspect, fireplace with multi-fuel burner inset, TV point, coved ceiling, radiator, wood effect LVT flooring, open through to

Dining Room

French doors to the Rear Garden, wood effect LVT flooring, coved ceiling, radiator

Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric oven, hob and extractor, plumbing for washing machine, space for fridge freezer, window to the side aspect, part glazed PVCu door to the Rear Garden

First Floor

First Floor Landing

window to the side aspect, loft access (boarded, fitted ladder & window)

Bedroom One

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

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

windows to the front and side aspect, shelved storage cupboard, radiator

Bathroom

bath with mixer tap and shower attachment, W.C, pedestal wash basin, two frosted windows, radiator

Outside

Gardens

an open garden to the front of the property, path to front door and gated pedestrian access to the Rear Garden. The garden at the rear is fully enclosed and laid to lawn. There is a gate providing pedestrian access to the Garage and parking immediately to the rear of the property. There is a timber Summerhouse with power, light and water connected.

Garage & Parking

a single garage "en bloc" immediately at the rear of the property. Power & light connected. Additional parking is available in front of the Garage.

