

Directions

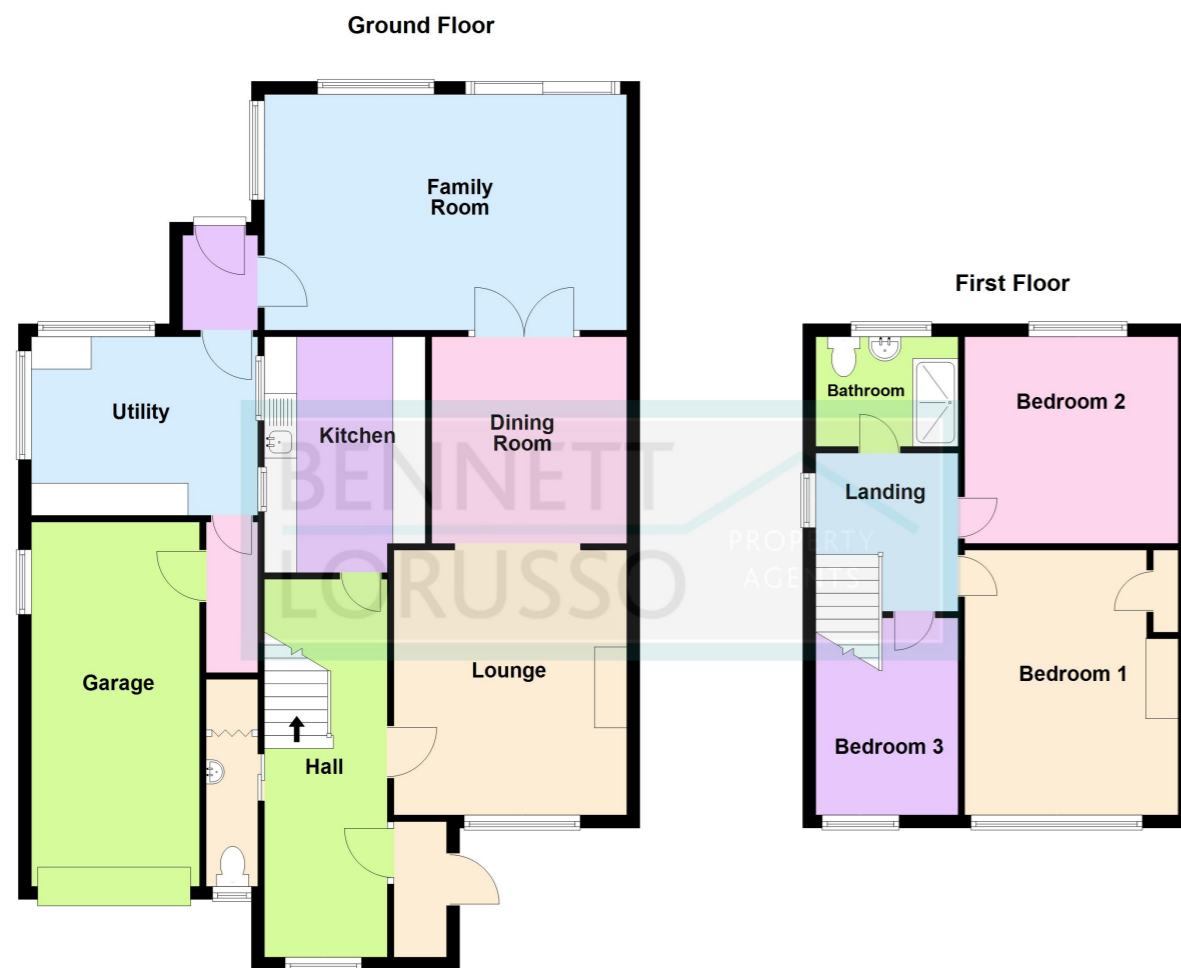
PE19 6NP.

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. 142.6 sq. metres (1534.7 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.

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BENNETT
LORUSSO PROPERTY AGENTS



5 Park Close, Little Paxton, St Neots, Cambridgeshire. PE19 6NP.

Offers Above £350,000

An extended three bedroomed semi-detached village home situated on a huge corner plot in this mature cul-de-sac. The spacious and versatile accommodation includes, a living room and dining area, family room, Oak style kitchen, utility room, cloakroom and a brand new bathroom. Outside, there is an adjacent garage with electric door, an ample driveway and a large, private rear garden with scope for a further extension. This chain free home has great potential and we strongly recommend early viewing.



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Ground Floor

Spacious Entrance Hall 5.85m x 1.65m (19' 2" x 5' 5") Solid wooden entrance door, Oak engineered flooring, radiator, sealed unit double glazed window to front, central heating programmer, stairs to the first floor with cupboard under.

Cloakroom Two piece suite comprising pedestal wash hand basin and low level WC, tiling to half height, sealed unit double glazed window, radiator, cloaks cupboard.

Living Room 4.10m x 3.60m (13' 5" x 11' 10") Fireplace with fitted gas fire, pine panelling and shelving, double glazed window to front, radiator, opening through to:

Dining Area 3.18m x 3.0m (10' 5" x 9' 10") Wall light points, double glazed French style doors through to the Family Room, serving hatch.

Kitchen 3.20m x 2.40m (10' 6" x 7' 10") A range of Oak fitted base and wall units, shelved cupboard, double glazed window to the side, built-in 'Miele' cooker with electric ceramic hob and extractor hood over, under cupboard lighting, splashback tiling, radiator, appliance space, plumbing for dishwasher too, stainless steel sink and mixer tap, tiled floor.

Utility Room 3.50m x 2.75m (11' 6" x 9' 0") Fitted storage cupboards, plumbing for washing machine, double glazed window, radiator, wall mounted gas fired combination boiler, Polycarbonate roof with fitted blinds, door to lobby.

Family Room 5.40m x 3.65m (17' 9" x 12' 0") Wall lighting, two radiators, double glazed window and sliding patio door to the rear garden, 1/2 glazed door to lobby.

Rear Lobby Half glazed door to the utility room and a UPVC double glazed door to the rear garden.

First Floor

Landing Access to the loft space with fitted ladder, double glazed window to the side.

Bedroom One 04.12m x 3.35m (13' 6" x 11' 0") Two double and a single fitted wardrobes, radiator, wall lighting, telephone extension, double airing cupboard with radiator.

Bedroom Two 3.35m x 3.20m (11' 0" x 10' 6") Double glazed window to the rear, radiator, two double fitted wardrobes.

Bedroom Three 3.08m x 2.16m (10' 1" x 7' 1") Double glazed window to the front, radiator.

New Bath/Shower Room Refitted with a large double shower enclosure including a mixer shower and glazed screen, vanity wash hand basin and low level WC with concealed cistern, double glazed window, fully tiled walls, heated towel rail.

Outside

Front Driveway with parking for three cars and a shaped lawn.

Garage 5.55m x 2.40m (18' 3" x 7' 10") With electric up and over door, power and lighting, window to the side and a door to the rear/side lobby.

Rear Garden A large rear garden, laid mainly to lawn with established boundaries, timber shed, paved patio with retaining wall, tap, many mature shrubs and plants, screening hedge, aluminium framed greenhouse, exterior light, side access gate.

Notes

FREEHOLD.
Council tax band is C with Huntingdon District Council - £2041.00 pa.
No onward chain.
There is a modern gas fired combination boiler.
The windows are hardwood sealed unit double glazed.

