

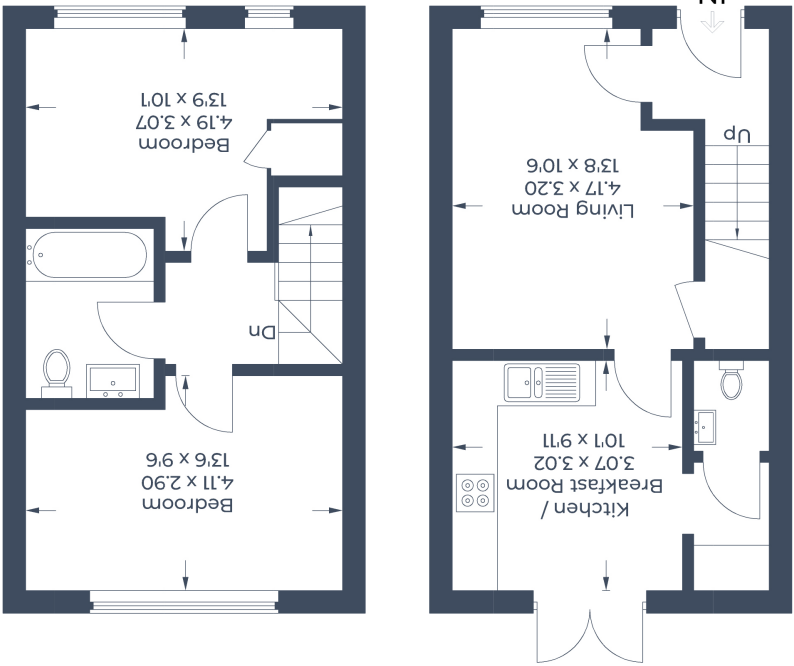
Energy Efficiency Rating	
Current	84
Potential	97
Very energy efficient - lower running costs (92-100)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(45-54)	
E	
(35-39)	
F	
(21-34)	
G	
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales 2020/2021	



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Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
Ground Floor = 31.6 sq m / 340 sq ft  
First Floor = 31.3 sq m / 337 sq ft  
Total = 62.9 sq m / 677 sq ft







## 15 Meadow Brown Close, Little Paxton, Cambridgeshire PE19 6DY £280,000

- Almost NEW TWO BEDROOM HOUSE.
- Kitchen with integrated appliances.
- Enclosed garden.
- Double bedrooms.
- Downstairs W.C.
- Two allocated parking spaces.

### Introduction

A bright and well presented TWO BEDROOM HOUSE situated on this new development in Little Paxton. Positioned at the end of a cul-de-sac with TWO ALLOCATED PARKING SPACES the house has a front facing LOUNGE with a KITCHEN at the rear with INTEGRATED APPLIANCES and a Utility area leading to the downstairs W.C.

TWO DOUBLE BEDROOMS and a well appointed bathroom can be found on the first floor.

The rear garden is fully enclosed and has a timber garden shed and gated pedestrian access to the rear.

Just six months old, this property would make a perfect FIRST TIME BUY.

### Ground Floor

#### Accommodation

Door to

#### Entrance Hall

stairs to the First Floor Landing, radiator, door to

#### Lounge

window to the front aspect, radiator, TV point, under stairs storage cupboard, door to

#### Kitchen

base and eye level cupboards, work surfaces with one and a half bowl sink inset, integrated electric fan assisted oven, gas hob and extractor, integrated fridge freezer and dishwasher, French doors to the rear Garden

#### Utility

work surface, plumbing for washing machine, cupboard housing gas fired boiler

#### W.C

W.C, wash hand basin, radiator

### First Floor

#### First Floor Landing

loft access

#### Bedroom One

window to the rear aspect, radiator

#### Bedroom Two

two windows to the front aspect, radiator, built in cupboard, fitted wardrobes

#### Bathroom

bath with mixer tap shower attachment and fully tiled surround, W.C, wash basin, towel radiator

#### Outside

#### Parking

there are two allocated parking spaces in the parking area at the front of the property

#### Garden

a fully enclosed rear garden, laid to lawn with a patio area, garden shed and gated pedestrian access at the rear

#### Service Charge

a Service Charge is payable for upkeep of communal parking and garden areas. We are informed that this is currently £100 per annum

