





## 21 Gordon Road, Little Paxton, St Neots, Cambridgeshire PE19 6NU £625,000

- An IMMACULATELY PRESENTED DETACHED HOUSE offering generous accommodation and situated within this highly sought after Village location just outside St Neots town.
- Large reception room, separate Study.
- Double garage and off road parking for five vehicles.
- FIVE BEDROOMS with EN-SUITE to Bedroom One.
- 33ft KITCHEN DINING ROOM.
- SOUTH FACING GARDEN.

### Ground Floor

PVCu door with side light to

### Entrance Hall

stairs to the First Floor Landing, tiled floor, under stairs storage cupboard, cloaks cupboard, radiator, personal door to the Garage

### Kitchen Dining Room

10.10m x 3.11m (33' 2" x 10' 2") window to the front aspect, tiled floor, radiator

### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, Leisure Cookmaster range oven with electric ovens and seven burner gas hob, extractor hood, plumbing for dishwasher, integrated fridge freezer, space and plumbing for American style fridge freezer, window to the rear aspect

### Utility Room

3.19m x 1.36m (10' 6" x 4' 6") base and eye level cupboards, work surfaces with stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, tiled floor, window to the rear aspect, radiator

### Cloakroom

close coupled W.C, pedestal wash basin, tiled floor, frosted window, radiator

### Lounge

7.40m x 6.72m narrowing to 3.80m (24' 3" x 22' 1"/12' 6") "L" shaped reception room with window to the side aspect, French doors to the rear garden, two Velux windows, TV point, radiators

### Study or Family Room

3.05m x 2.47m (10' x 8' 1") window to the rear aspect, radiator

### First Floor

### First Floor Landing

loft access with ladder (loft is boarded), radiator, airing cupboard with radiator

### Bedroom One

3.82m x 2.98m (12' 6" x 9' 9") window to the rear aspect, radiator

### En-Suite Shower Room

fully tiled and comprising large shower, pedestal wash basin, close coupled W.C, frosted window, towel radiator

### Bedroom Two

4.93m x 2.19m (16' 2" x 7' 2") window to the front aspect, built in wardrobe, radiator

### Bedroom Three

2.95m x 2.18m (9' 8" x 7' 2") window to the rear aspect, radiator

### Bedroom Four

3.95m x 3.35m (13' x 11') max. two windows to the front aspect, walk-in wardrobe, radiator

### Bedroom Five or Study

3.17m x 2.30m (10' 5" x 7' 7") window to the front aspect, radiator

### Bathroom

fully tiled and comprising bath with shower, vanity unit with wash basin and W.C, large illuminated mirror, two frosted windows, towel radiator

### Garden

the front of the property is block paved with OFF ROAD PARKING FOR AROUND FIVE VEHICLES leading to the DOUBLE GARAGE. The rear garden is SOUTH FACING, fully enclosed and laid to lawns block paved pathways and seating area and a further paved patio with Pergola, power and light. At the side of the property there is gated pedestrian access to the front and a gated area for wheelie bin storage. Outside lighting and tap

### Double Garage

electric roller door, power, light and gas fired boiler

### Agents Note

The central heating has separate thermostat controls for the Ground Floor and First Floor

