

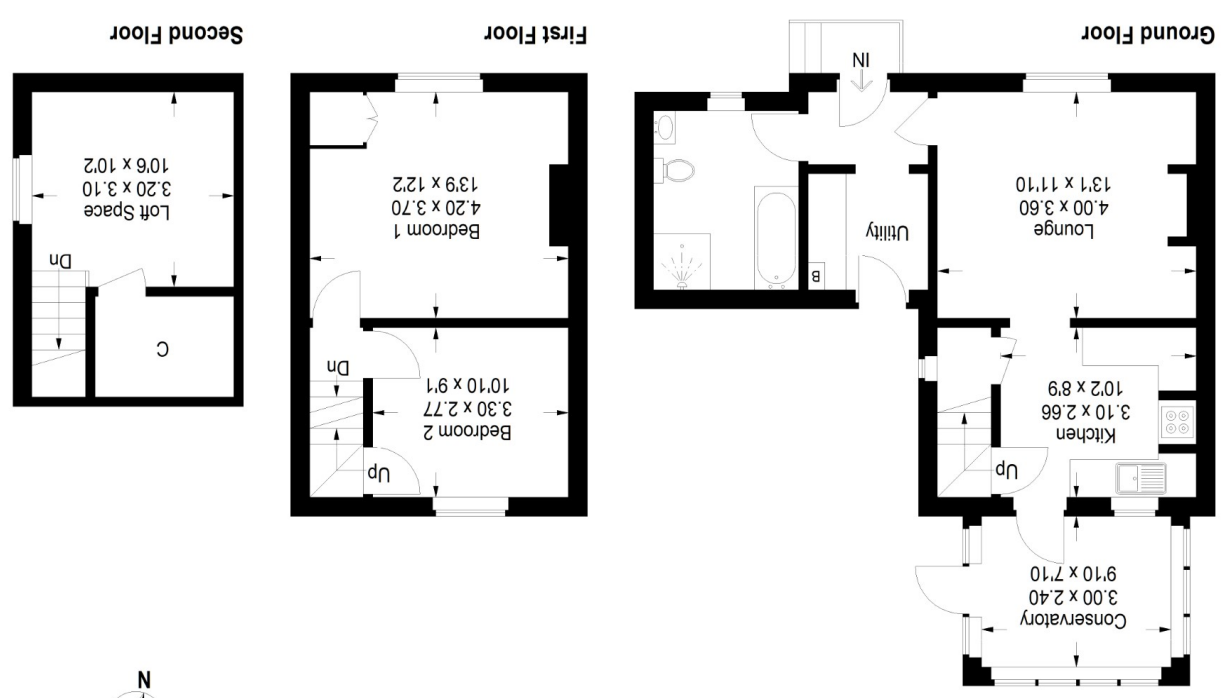
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever 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	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	
England, Scotland & Wales	

London Lane Great Paxton St Neots, PE19 6RH

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1040212)





- NON ESTATE VILLAGE LOCATION
- SOUTH Facing Garden overlooking Open Countryside
- OFFERED WITH NO CHAIN
- South Facing Rear Garden
- Established Two Bedroom Semi Detached Property
- Conservatory & Utility Room
- Off Road parking to side for one car
- In need of some updating

Ground Floor

Entrance Hall

Approached via entrance door to front aspect, radiator, doors leading off to Utility room, ground floor Bathroom and Lounge.

Utility Room

2.11m x 2.0m (6' 11" x 6' 7"). Double glazed door leading to the rear garden. Base and wall mounted storage cupboards, central heating boiler, plumbing for automatic washing machine, space for tumble dryer and space for freezer.

Ground floor Bathroom

2.88m x 2.27m (9' 5" x 7' 5"). Double glazed window to front aspect. Fitted four piece suite comprising of low level WC, vanity wash hand basin, separate fully tiled shower cubicle, side panelled bath, wall tiling to half height, extractor fan, radiator.

Lounge

4.07m x 3.62m (13' 4" x 11' 11"). Double glazed window to front aspect, brick built fireplace, radiator, central heating thermostat, television point. Door to kitchen.

Kitchen

3.168m x 2.663m (10' 5" x 8' 9") . Window to rear aspect. Fitted kitchen comprising of inset stainless steel sink unit with cupboards under. A range of base and wall mounted cupboards offering storage space, drawer units, work surface, built in electric oven and hob with extractor hood over, under stairs storage cupboard, space for fridge, walk-in pantry, wood panelling, recess shelving, laminate flooring, latch door to staircase.

Conservatory

3.02m x 2.56m (9' 11" x 8' 5"). Being of brick base construction with double glazed windows overlooking the rear garden and double glazed doors leading out to the south facing rear garden with views over open countryside, tiled floor.

First Floor

First floor Landing

Doors leading off to Bedrooms.

Bedroom One

4.2m x 3.72m (13' 9" x 12' 2"). Double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom Two

3.31m x 2.8m (10' 10" x 9' 2"). Double glazed window to rear aspect offering views over open countryside, radiator, access to loft space.

loft space

Boarded with double glazed window to side aspect

Outside

The rear garden is South facing and fully fence enclosed with side gated access, lawn area with flower and shrub borders, brick built BBQ area, paved patio area and gravel patio area. The rear garden backs onto and offers stunning views over open countryside.

To the front of the property is a small gravel area and a driveway to the side which offers off road parking for one vehicle.

Agents Notes

If you have any questions relating to this property, or wish to arrange a viewing appointment, please call our St Neots office on (01480) 406400

