







## 68 Gordon Road, Little Paxton, St Neots, Cambridgeshire PE19 6NB £380,000

- REFITTED KITCHEN DINING ROOM.
- FLOORING AND CARPETS RECENTLY REPLACED.
- GARDEN ROOM WITH "WARM ROOF".
- GARAGE AND PARKING FOR 6 CARS.
- REFITTED BATHROOM.
- PVCu DOUBLE GLAZING THROUGHOUT.
- WEST FACING GARDEN.
- SCANDINAVIAN LOG CABIN/HOME OFFICE.

### Introduction

A very well presented THREE BEDROOM SEMI-DETACHED HOUSE set in a NON-ESTATE LOCATION within this highly sought after Village location.

Set back from the road and close to the Church, this property is within walking distance of local amenities including the Doctors surgery, Nature Reserve and highly regarded Primary School.

The beautiful KITCHEN DINING ROOM has been refitted within the last few years and benefits from integrated appliances. This leads into the GARDEN ROOM with "warm roof" and French doors leading out to the WEST FACING rear garden.

The rear garden is landscaped for ease of maintenance and includes a spacious, fully insulated Scandinavian Log Cabin, ideal as a HOME OFFICE or an occasional extra bedroom.

There is a single GARAGE and PARKING FOR 6 CARS.

### Ground Floor

#### Accommodation

Door to

#### Entrance Porch

frosted panels, window to the side aspect, tiled floor, glazed door to

#### Lounge

stairs to the First Floor Landing, coved ceiling, window to the front aspect, radiator, fireplace with wood burner, TV point, engineered Oak flooring

#### Kitchen Dining Room

refitted and comprising base and eye level cupboards with under cupboard lighting, drawer units, refuse and recycling bin cupboard, wooden work surfaces, one and a half bowl sink unit, integrated appliances including electric fan assisted oven, electric hob and extractor, slimline dishwasher, washing machine, fridge and freezer, breakfast bar, dresser style cupboard with open shelving, coved ceiling with spot lighting, tiled flooring, radiator, windows to the rear aspect, French doors to the Garden Room

### Garden Room

windows to the rear aspect, French doors to the rear garden, glazed door to the side, rooflight window

### First Floor

#### First Floor Landing

frosted window, loft access, airing cupboard with hot water cylinder

#### Bedroom One

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

#### Bedroom Two

window to the rear aspect, coved ceiling, radiator, large fitted wardrobes

#### Bedroom Three

window to the front aspect, radiator

#### Bathroom

fully tiled and refitted, comprising bath with rain shower, vanity unit with wash basin and W.C, towel radiator, frosted window

### Outside

#### Front Garden & Parking

the front garden is laid to gravel for parking with flower and shrub borders. The drive alongside offers further off road parking leading to the Garage

#### Garage

up and over door, power & light connected

#### Rear Garden

fully enclosed and WEST FACING, laid to gravel and decking for ease of maintenance, timber garden shed and outside tap

#### Cabin

a Scandinavian style fully insulated log cabin with power, light and a wall mounted heater

