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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	
England, Scotland & Wales	



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. (ID637256)



Approximate Gross Internal Area (Including Garage) = 180 sq m / 1937 sq ft

Skipper Way Little Paxton, St Neots, PE19 6LT





- No forward chain.
- Three and a half bathrooms.
- South East facing rear garden.

- Up to FIVE BEDROOMS.
- Garage.

Ground Floor

Accommodation

Part glazed door to

Entrance Hall

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

Kitchen Dining Room

5.44m x 3.58m (17' 10" x 11' 9") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, cupboard housing gas fired boiler, plumbing for washing machine, integrated double oven, gas hob and extractor, integrated dishwasher, radiator, tiled floor, two sets of French doors to the rear garden

Shower room

fully tiled shower, pedestal wash basin, W.C, tiled floor, radiator

First Floor

First Floor Landing

stairs to the Second Floor Landing, built in cupboard

Lounge

5.44m x 3.58m (17' 10" x 11' 9") two sets of French doors to a BALCONY to the rear aspect with views of the River Great Ouse, coved ceiling, radiators, TV point

Bedroom

5.13m x 3.09m (16' 10" x 10' 2") French doors to Juliet balcony to the front aspect, coved ceiling, radiator, TV point

Bedroom

3.63m x 2.27m (11' 11" x 7' 5") window to the front aspect, radiator

W.C

W.C, pedestal wash basin, tiled floor, radiator

Second Floor

Second Floor Landing

coved ceiling, loft access, radiator, built in cupboard, airing cupboard with hot water cylinder

Principle Bedroom

4.85m x 2.95m (15' 11" x 9' 8") (not including wardrobe depth) two windows to the rear aspect, built in wardrobes, radiators, TV point

En-Suite Shower Room

fully tiled large shower, pedestal wash basin, W.C, radiator, tiled floor

Bedroom

4.30m x 3.04m (14' 1" x 10' 0") French doors to Juliet Balcony to the front aspect, two built in wardrobes, TV point, radiator

Bedroom

3.62m x 2.33m (11' 11" x 7' 8") window to the front aspect, radiator

Bathroom

panel bath, pedestal wash basin, W.C, radiator

Outside

Front Garden

driveway for off road parking leading to the Garage

Garage

5.90m x 3.10m (19' 4" x 10' 2") up and over door, power, light and personal door to the Entrance Hall

Rear Garden

South East facing, fully enclosed, laid to lawn with patio area. Gated pedestrian access to the rear leading to a footpath alongside the River Great Ouse

Agents Note

There is a community Service Charge of approx. £405 p.a. which covers the upkeep of the communal garden areas on the development.

Contact Us

If you require any additional information or would like to arrange a viewing, please call our St Neots Office on 01480 406400

