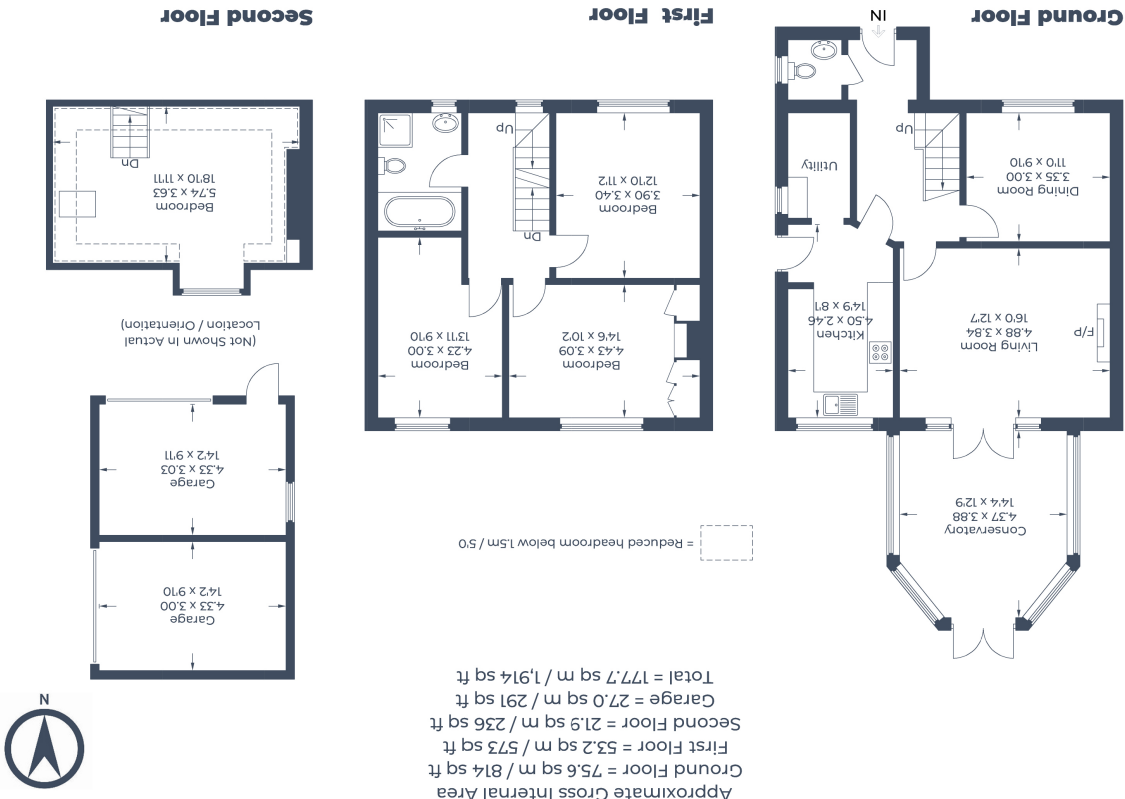


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(48-54)
F	(35-47)
G	(1-34)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.





41 London Lane, Great Paxton, St Neots, Cambridgeshire PE19 6RH £450,000

- FOUR DOUBLE BEDROOMS.
- UTILITY ROOM.
- GAS FIRED CENTRAL HEATING.
- QUIET EDGE OF VILLAGE LOCATION ON A NO THROUGH ROAD.
- AMPLE OFF ROAD PARKING AND OVERSIZED GARAGE.
- THREE RECEPTION ROOMS.
- SOUTH FACING GARDEN.
- PVCu DOUBLE GLAZING.
- VIEWS OVER FARMLAND TO THE REAR.
- NO FORWARD CHAIN.



Ground Floor

Accommodation

Door to

Entrance Porch

tiled floor

W.C

W.C, pedestal wash basin, window to the side aspect

Entrance Hall

stairs to the First Floor Landing, coved ceiling, wood flooring, radiator

Sitting Room

window to the front aspect, radiator, coved ceiling, TV point

Lounge

coved ceiling, radiator, wood flooring, fireplace with gas fire inset, glazed double doors to

Garden Room

windows to the rear aspect, French doors to the rear garden, wall light points, spot lighting to ceiling, tiled floor

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated double oven, 5 burner gas hob and extractor, integrated fridge & freezer, cupboard housing gas fired boiler, coved ceiling, window to the rear aspect, tiled floor, glazed door to the side

Utility Room

plumbing for washing machine, window to the side aspect, radiator, wood flooring

First Floor

Landing

frosted window, stairs to the Second Floor

Bedroom

window to the front aspect, coved ceiling, radiator

Bedroom

window to the rear aspect, coved ceiling, radiator

Bedroom

window to the rear aspect, coved ceiling, radiator

Bathroom

bath, large shower, vanity unit with wash basin, W.C, frosted window

Second Floor

Bedroom

window to the rear aspect, rooflight window, radiator

Outside

Gardens

a raised front garden laid to lawn and a driveway providing ample off road parking leading to the OVERSIZED GARAGE. The rear garden is laid to lawn with a raised paved patio area, external power point and tap. Raised Veg beds and timber garden shed. The rear garden backs on to open arable farm land and is SOUTH FACING

Garage & Parking

an oversized Garage with single up and over door, personal door to the side, power, light and window

