

## Directions

PE19 6JU.

## DATA PROTECTION ACT 1998

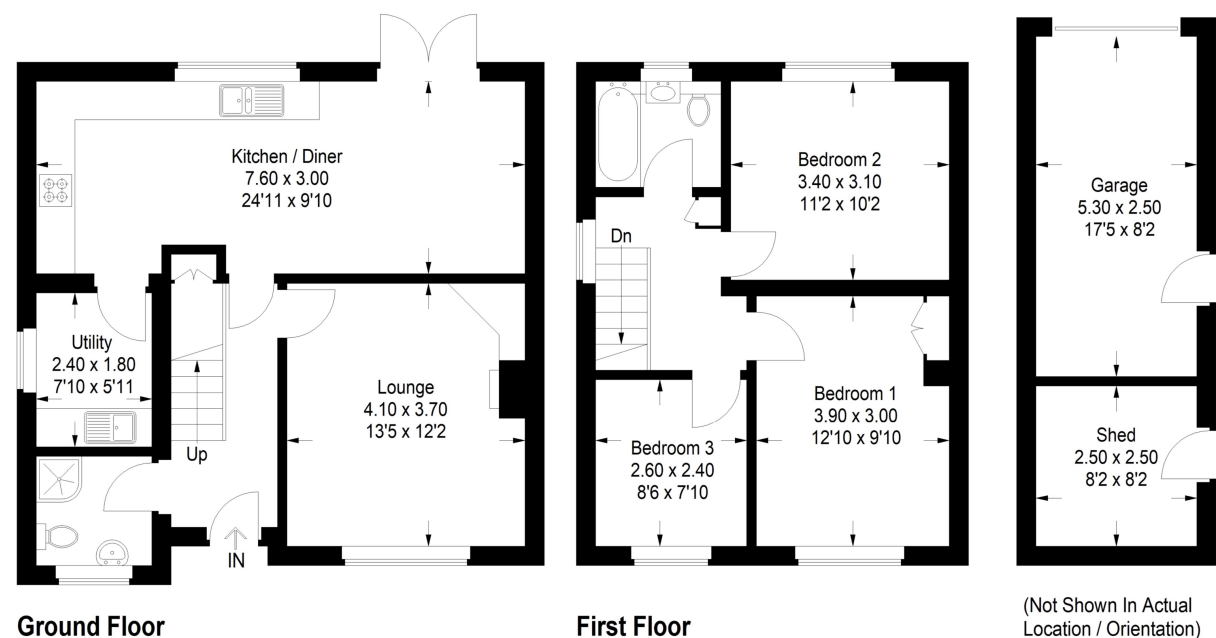
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Booth Way Little Paxton St Neots PE19 6JU

Approximate Gross Internal Area = 95.4 sq m / 1026 sq ft  
Garage / Shed = 20.4 sq m / 220 sq ft  
Total = 115.8 sq m / 1246 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. (ID1021542) Housepix Ltd

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT**  
**LORUSSO**  
PROPERTY AGENTS



1 Booth Way, Little Paxton, St Neots, Cambridgeshire, . PE19 6JU.

£375,000

A truly magnificent three bedroomed family home superbly extended and refurbished by the present owners and well situated in this popular riverside village with good amenities. The immaculate accommodation includes a living room to the front and an amazing fully fitted kitchen/diner to the rear, a ground floor shower room, utility room and a contemporary first floor bathroom. Outside, the gardens have been landscaped, there is ample storage with a large block built shed, a single garage and parking to the rear for two cars. An impressive high spec home and we strongly recommend early viewing!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk



Ground Floor

**Entrance Hall** Composite and part double glazed entrance door and side light, radiator, luxury vinyl floor tiling, stairs to first floor with storage cupboards under.

**Shower Room** Three piece white suite including a large fully tiled corner shower enclosure with sliding door and electric shower, pedestal hand basin and low level WC, double glazed window, extractor fan, luxury vinyl floor tiling, electric panel heater.

**Living Room** Double glazed window to front, radiator, built in corner storage, feature brick fireplace, recessed lighting to ceiling.

**Kitchen/Dining Room** A good range of contemporary base and wall mounted units with soft close fittings and including a corner carousel unit, deep pan drawers, splashback tiling, fitted hob with extractor hood over and split level twin electric ovens, integrated full length fridge plus under counter freezer, dishwasher, inset sink and mixer tap, double glazed window to rear, recessed lighting to ceiling, door to utility room.  
**Dining Area**  
Radiator, feature panelling to one wall, double glazed French style doors to rear garden with fitted blinds, wall-mounted TV connection, LVT flooring.

**Utility Room** Stainless Steel sink with mixer tap, plumbing for washing machine, fitted matching cupboards, luxury vinyl floor tiling, double glazed window, electric panel heater.

First Floor

**Landing** Airing cupboard, access to roof space housing gas fired combi boiler, double glazed window to side.

**Bedroom One** Double glazed window to front, radiator, wall mounted TV connections, large double built in wardrobe.

**Bedroom Two** Double glazed window to rear, large fitted wardrobe, radiator.

**Bedroom Three** Double glazed window to front, radiator, fitted wardrobe with mirrored door.

**Bathroom** Three piece modern white suite comprising panelled bath with remote controlled mixer shower and screen over, vanity wash hand basin, WC with concealed cistern, splash back tiling, double glazed window, heated towel rail, tiled floor, recessed lighting to ceiling, extractor fan, integrated Bluetooth speaker.

Exterior

**Front** Enclosed and attractively landscaped.

**Rear Garden** West facing. Fully enclosed and laid mainly to lawn, large paved patio, block and timber clad garden store, outside tap and light, external power point for easy installation of an EV charger, raised planted beds, rear gate.

**Garage in Rear Garden** Up and over door, power and light connected, personal door to garden, driveway parking in- front for two cars.

**Note** FREEHOLD.  
Council tax band is C £2144.19 PA. 25/26.  
This property has been vastly improved since the energy rating was carried out.



EPC

