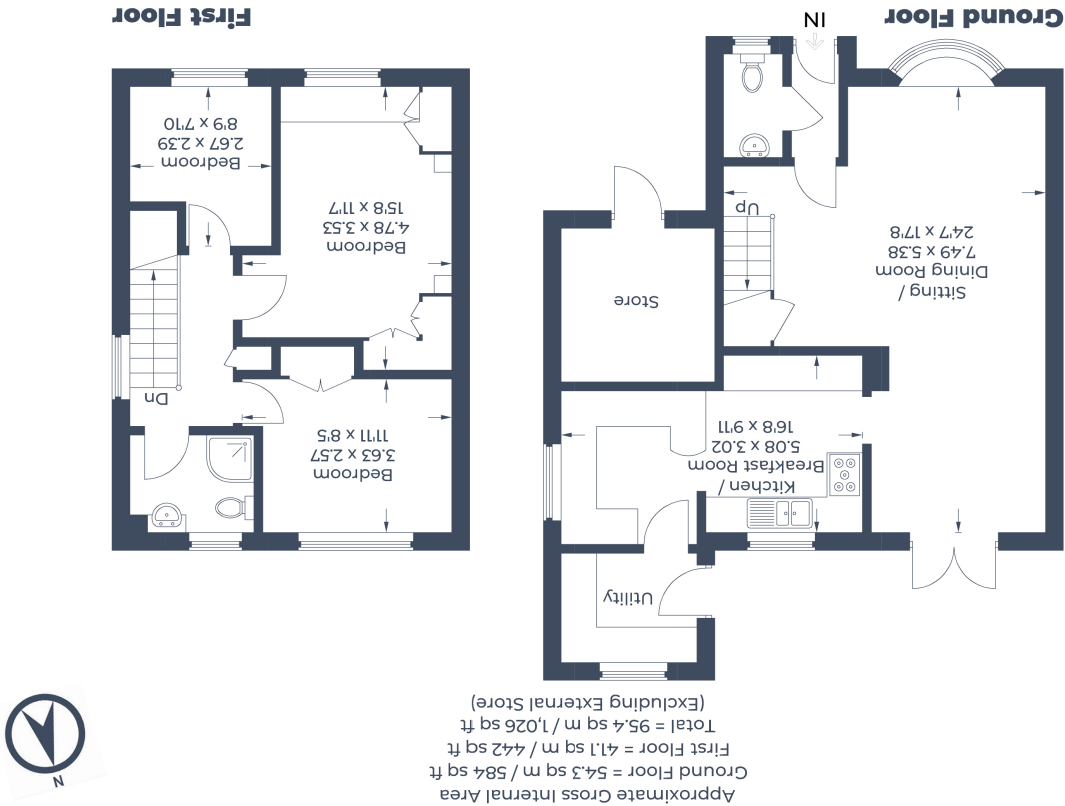


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1 Adams Lane, Great Paxton, St Neots, Cambridgeshire PE19 6RL

Offer in Excess of £400,000

- A beautifully presented three bedroom detached family home
- Refitted PVCu double glazing throughout
- Adjacent carport and storage
- No Chain
- Extended ground floor accommodation
- Newly installed gas fired boiler
- Favoured village location

#### Ground Floor

PVCu door to

#### Entrance Hall

part glazed door to Lounge, radiator, door to

#### Cloakroom

refitted two piece suite to comprise low level W.C and vanity wash hand basin, splash back wall tiling, radiator, frosted window to the front

#### Lounge

feature fire surround with inset electric stove, radiator, stairs leading to First Floor Landing, window to the front

#### Dining Room

radiator, glazed doors to the Garden

#### Kitchen Breakfast Room

beautifully appointed to comprise fitted base level and wall mounted cupboard units, Granite work surfaces with inset sink and drainer unit, Oak breakfast bar, integrated fan assisted double oven and five burner hob, Miele extractor hood, plumbing for dishwasher, space for larder fridge, Amtico flooring, window to the rear, door to:

#### Utility Room

fitted base level cupboard units with work surfaces over, plumbing for automatic washing machine, Amtico flooring, wall mounted gas fired boiler (serving domestic hot water and central heating supply), window to the rear, part glazed door to the Garden

#### First Floor

#### First Floor Landing

airing cupboard with hot water cylinder and electric immersion heater, loft access (fitted ladder, part boarded and light), window to the side

#### Bedroom One

radiator, fitted furniture to include three double wardrobes, two double over-head cupboards, bedside cabinets and three chest of drawer units, radiator, window to the front

#### Bedroom Two

fitted double width wardrobe, radiator, window to the rear aspect

#### Bedroom Three

window to the front aspect

#### Bathroom

beautifully appointed and refitted three piece suite to comprise fully enclosed shower cubicle, vanity wash hand basin and low level W.C, walls fully tiled, radiator, frosted window to the rear

#### Outside

a low maintenance front garden with block paved off road parking leading to the Carport. The rear garden is fully enclosed and landscaped for low maintenance with block paved patio area, raised flower and shrub borders. There is gated pedestrian access to the side of the property and a full length Lean-To for storage

#### Carport

with power and light, secure storage space

