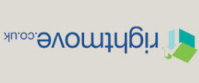
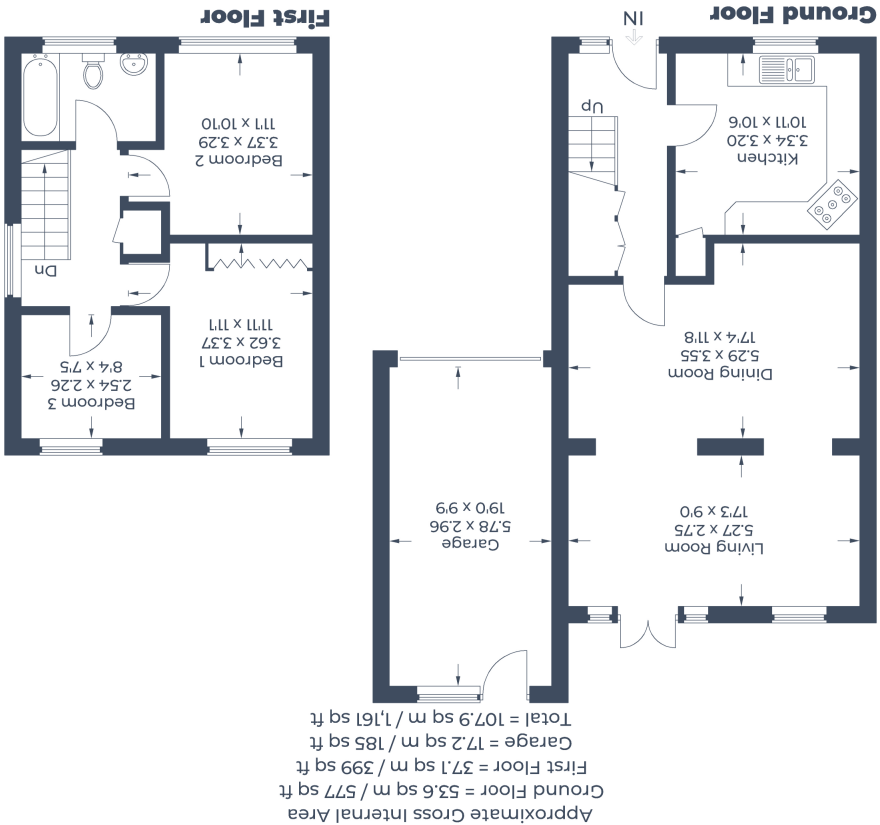


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(41-48)	
G	
(1-40)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Standard	
2020/1782	



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.





101 Gordon Road, Little Paxton, St Neots, Cambridgeshire PE19 6LW £350,000

- THREE BEDROOMS.
- PVCu DOUBLE GLAZING THROUGHOUT.
- ENCLOSED GARDEN WITH SUMMERHOUSE/GARDEN OFFICE.
- WALKING DISTANCE TO PRIMARY SCHOOL.
- REFITTED KITCHEN.
- GARAGE & PARKING FOR FOUR CARS.
- VILLAGE LOCATION.
- WALKING DISTANCE TO NATURE RESERVE.

Introduction

A WELL PRESENTED & EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE situated within this sought after Village on the outskirts of St Neots.

This property has been extended to the rear adding another reception room that leads out to the rear Garden. The kitchen is situated at the front of the house and has been refitted.

There is ample off road parking for four or five vehicles and a single GARAGE with an electric roller door and a personal door into the rear garden.

The garden is fully enclosed and faces East. A large full width patio with Pergola leads out to the lawned garden with raised flower beds. The SUMMER HOUSE offers the perfect space for a HOME OFFICE or for entertainment and has power connected.

Little Paxton is a very popular Village on the outskirts of St Neots. The Village has local amenities including convenience shops, hair dressers, pharmacy and a Doctors surgery. Another big draw to the Village is Little Paxton Nature Reserve with its lakeside walks and nature trails.

Little Paxton Primary School is located close-by and rated Good in the latest Ofsted report. Secondary schooling is at Longsands School in St Neots.

Ground Floor

Accommodation

Glazed door with frosted side light windows to

Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard housing gas fired boiler, radiator

Kitchen

refitted and comprising base and eye level cupboards, drawer units, moulded resin work surfaces with tiled splash backs, one and a half bowl sink unit inset, integrated electric fan assisted oven, five burner gas hob and extractor, plumbing for washing machine, space for tumble dryer, shelved pantry cupboard, Karndean flooring, coved ceiling, window to the front aspect

Dining Room

coved ceiling, two radiators, wall light points, access to

Lounge

coved ceiling, radiator, full height window to the rear aspect, French doors to the rear garden, TV point

First Floor

First Floor Landing

window to the side aspect, radiator, loft access, airing cupboard housing hot water cylinder

Bedroom One

window to the rear aspect, radiator

Bedroom Two

window to the front aspect, coved ceiling, radiator

Bedroom Three

window to the rear aspect, radiator

Bathroom

bath with shower and fully tiled surround, W.C, pedestal wash basin, frosted window, towel radiator

Outside

Gardens & Parking

the driveway allows off road parking for two vehicles and the front garden is laid to gravel providing a further two parking spaces.

The rear garden is fully enclosed, laid mainly to lawn with raised flower and shrub beds, full width paved patio with Pergola, two garden sheds, outside lighting, outside tap and a timber Summer House with power & light connected

Garage

electric roller door, power, light and personal door to the rear garden

