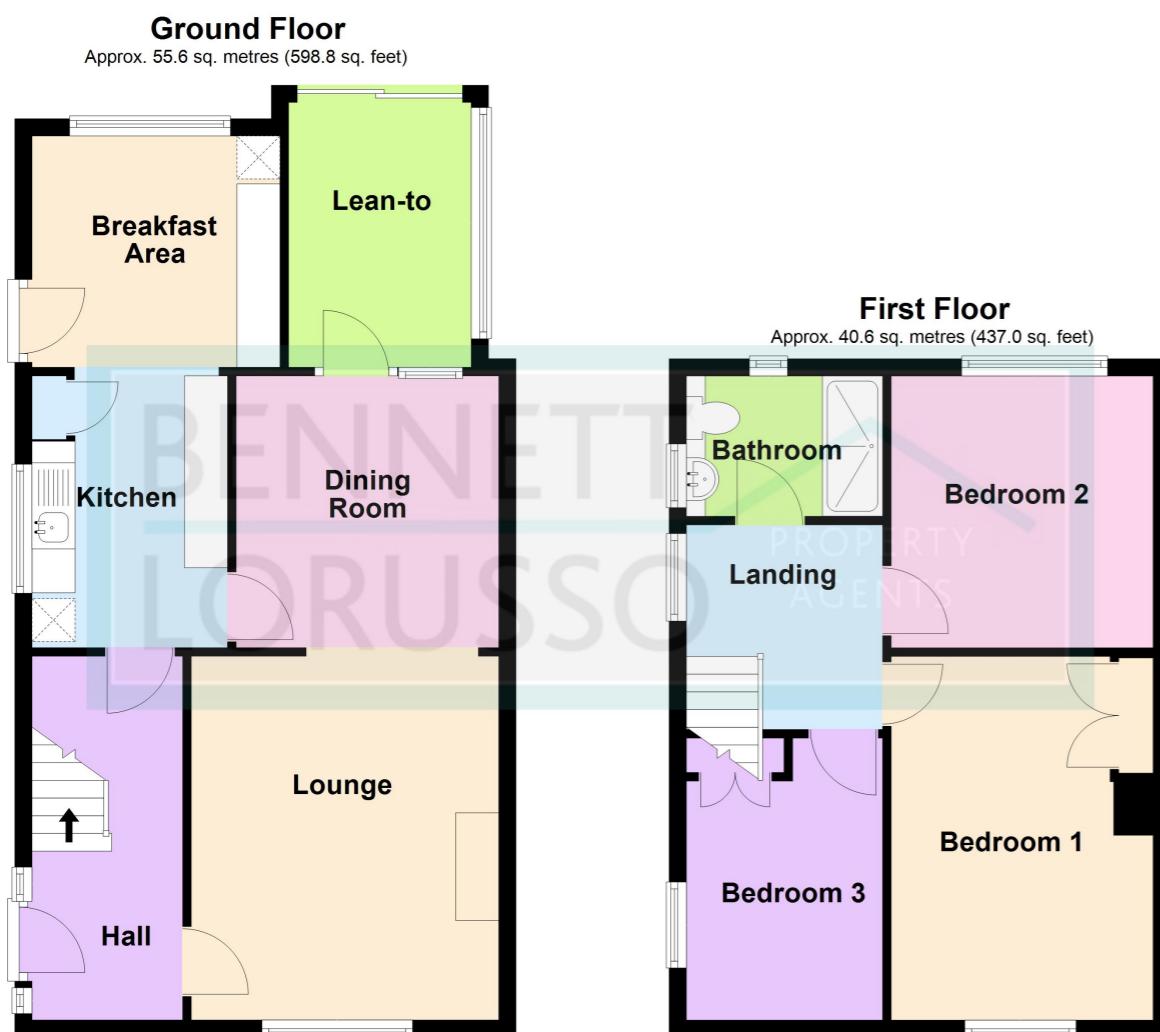


DATA PROTECTION ACT 1998

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.



Tel: 01480 211777

www.bennettlorusso.co.uk



14 Parkside, Little Paxton, St Neots, Cambridgeshire. PE19 6NW.

OIEO £300,000

An extended three bedroomeed semi-detached family home with good sized accommodation and ideally situated in this well served riverside village. Features include a spacious living room to the front, dining area alongside a 19 ft kitchen/breakfast room, three generously sized bedrooms and a modern bathroom with double shower enclosure, plus UPVC double glazing and gas fired radiator central heating. Outside, the adjacent driveway and carport has space for four cars alongside a single garage and a fully enclosed, lawned rear garden. A great location and we strongly recommend internal viewing to appreciate the space on offer.

Ground Floor

Entrance Hall Composite double glazed entrance door, radiator, stairs to the first floor.

Living Room 4.23m x 3.57m (13' 11" x 11' 9") Fireplace with fitted gas fire and back boiler, radiator, TV connections, double glazed window to the front, opening on to the:

Dining Area 3.16m x 3.05m (10' 4" x 10' 0") Radiator, door to the kitchen and a double glazed door through to:

Lean-to 3.08m x 2.11m (10' 1" x 6' 11") Of white coated aluminium construction, with radiator, door to the rear garden.

Kitchen/Breakfast Room 3.16m x 2.27m (10' 4" x 7' 5") plus Breakfast Area 2.88m x 2.69m (9' 5" x 8' 10") Comprising base and wall units, single drainer stainless steel sink and mixer tap, plumbing for washing machine, electric cooker point, pantry cupboard, fridge/freezer space, further utility space, radiator, two double glazed windows to the side and rear plus a double glazed door to the side/carport.

First Floor

Landing Access to the loft space, double glazed window to side.

Bedroom One 4.23m x 3.04m (13' 11" x 10' 0") Double glazed window to rear, radiator.

Bedroom Two 3.16m x 3.04m (10' 4" x 10' 0") Double glazed window to front, radiator, double airing cupboard.

Bedroom Three 3.28m x 2.28m (10' 9" x 7' 6") Double glazed window to side, radiator, built-in wardrobe.

Bathroom Three piece suite incorporating a large double shower enclosure with sliding door and 'power' shower, wash hand basin and WC, fully tiled walls, two double glazed windows, fitted storage, radiator, extractor fan.

Outside

Front Garden Laid to lawn, flower and shrub borders, block paved driveway for parking four cars.

Garage & Carport Double wooden gates, tap and light, side access, single garage with electronic rollover door.

Rear Garden Enclosed and laid to lawn with flower and shrub borders, timber shed, greenhouse, veg plot.

Notes Freehold.
Council tax band - C £2144.19 pa.

