

Directions

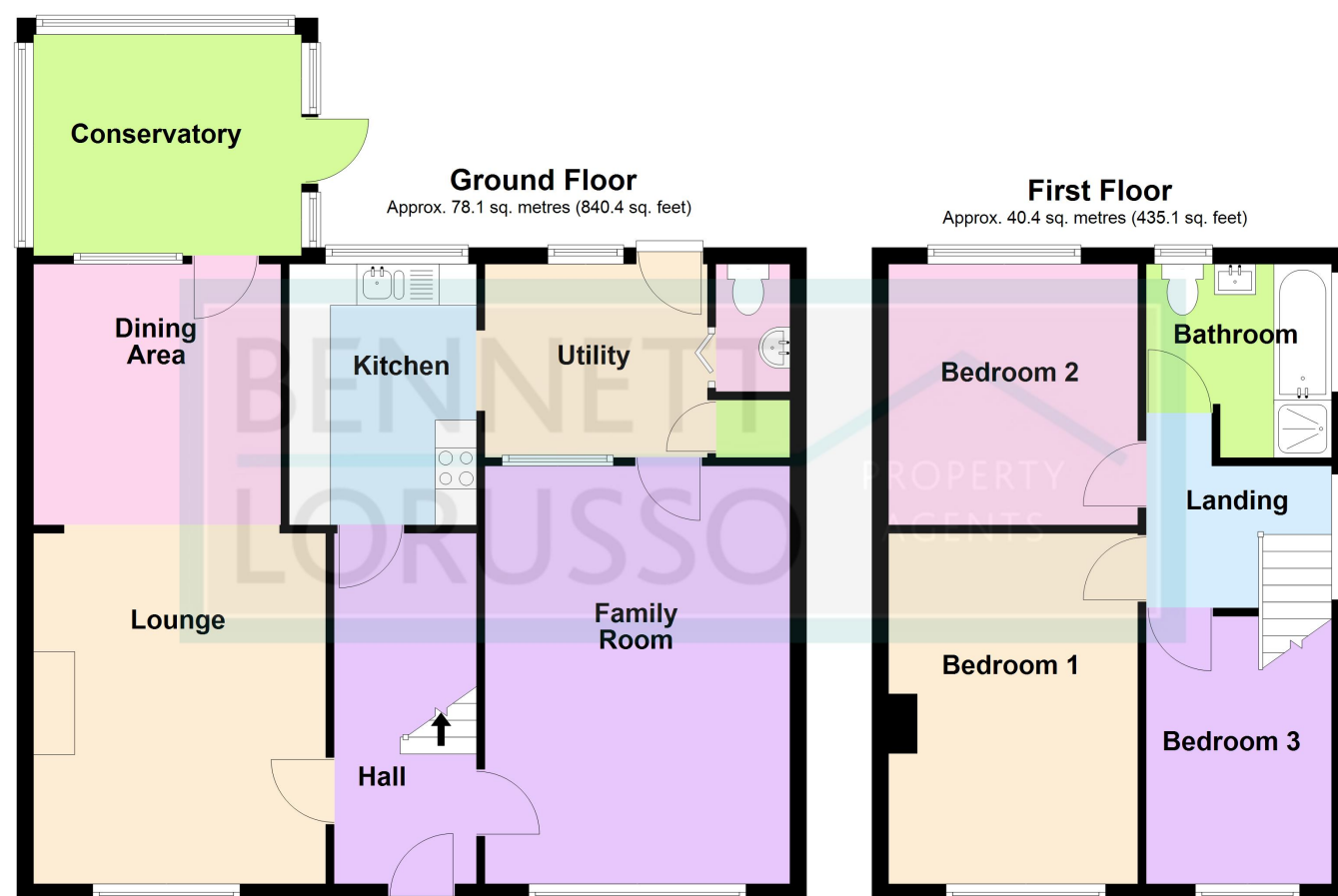
PE19 6NT.

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



38 Park Drive, Little Paxton, St Neots, Cambridgeshire. PE19 6NT.

OIEO £325,000

A mature, extended semi-detached home situated overlooking a small Green with a generously sized corner plot, garage and three car driveway to the rear. The spacious and versatile accommodation includes a living room, dining room, play/family room, cloakroom, utility room, a lean-to conservatory, three bedrooms and a four piece bathroom. There is double glazing throughout and gas fired radiator central heating, although, some modernisation would be beneficial. Outside, the front, side and rear garden are established and well stocked with plants, trees and shrubs, they also offer good storage space and scope for extending further (STPP). A great family home in a popular and well served village and we strongly recommend 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 UPVC entrance door, radiator, laminate wood effect flooring, stairs to the first floor with cupboard under.

Cloakroom Two piece suite incorporating a wash hand basin and low level WC, splashback tiling, heated towel rail, extractor fan and ceramic tiled floor.

Play/Family Room 5.05m x 3.66m (16' 7" x 12' 0") Two radiators, double glazed window to the front, wall light points, door to the utility room.

Living Room 4.24m x 3.54m (13' 11" x 11' 7") Fireplace with electric fire, radiator, double glazed picture window to the front, TV connection points, opening on to:

Dining Room 3.16m x 3.0m (10' 4" x 9' 10") Double glazed door and full length window to:

Lean-to style Conservatory Full height double glazed to all sides, door to the garden, power points.

Kitchen 3.28m x 2.27m (10' 9" x 7' 5") A range of white fronted base and wall units, stainless steel bowl and a quarter sink with mixer tap, splashback tiling, double glazed window to the rear, fitted gas hob and electric double oven, laminate wood effect flooring.

Utility Room 2.70m x 2.36m (8' 10" x 7' 9") Broom cupboard, radiator, fridge/freezer space, tiled floor, plumbing for washing machine, double glazed window and door to the rear garden.

First Floor

Landing Double glazed window to the side, access to the loft space with ladder, light and housing the gas fired combination boiler.

Bedroom One 4.26m x 4.04m (14' 0" x 13' 3") Double glazed window to the front, radiator, two double wardrobes with mirrored sliding doors.

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

Bedroom Three 3.26m x 2.30m (10' 8" x 7' 7") Double glazed window to front, radiator.

Bathroom Four piece white suite comprising a fully tiled shower enclosure with mixer shower, modern panelled bath with mixer tap, vanity wash hand basin and low level WC, splashback tiling, extractor fan, heated towel rail, shaver point, two double glazed windows, radiator, ceramic tiled floor.

Exterior

Front & Side Gardens Laid to lawn, various shrubs, mature hedge, and an established Monkey Puzzle tree.

Rear Garden Enclosed and laid to lawn with established borders of flowers, plants and shrubs, a mature Yew Tree, two patios, tap and light, personal door to the garage, greenhouse, two timber sheds and a side access gate.

Garage 5.40m x 2.62m (17' 9" x 8' 7") Situated to the side/rear, with up and over door, power and lighting, driveway in front with parking for three cars.

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

