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| Energy Efficiency Rating | |
|--------------------------|------------------|
| Current Rating | Potential Rating |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

Energy Efficiency Rating: 74 (Current), 82 (Potential)

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.





11 Grove Road, Little Paxton, St Neots PE19 6QF Offers in Excess of £400,000

- Link-detached and EXTENDED.
- Single Garage and ample off road parking.
- Majority PVCu double glazing.
- WEST facing rear garden.
- Three bedrooms.
- Non-estate location at the end of a no-through road.
- Gas fired radiator central heating.
- No forward chain.

Introduction

A well presented and EXTENDED THREE BEDROOM LINK-DETACHED HOUSE situated at the end of this no-through road within the popular Village of Little Paxton.

Belonging to the same owner since new in 1978, the property has been updated and extended to the front with a Study Area off the Lounge and to the side, doubling the size of the Kitchen Breakfast Room.

A Garden Room off the Dining Area leads onto the WEST FACING GARDEN. At the front there is ample off road parking and access to the single Garage.

Offered for sale with NO FORWARD CHAIN.

Ground Floor

Accommodation

PVCu door with frosted side light windows to

Entrance Porch

glazed door to Entrance Hall

Entrance Hall

glazed door to the Lounge Dining Room, radiator, door to

W.C

W.C, vanity unit with wash basin, frosted window

Lounge Dining Room

stairs to the First Floor Landing, under stairs storage cupboard, coved ceiling, feature fireplace with electric fire, stained glass arched window to the side, TV point, radiators, sliding patio doors to the Garden Room. The extension to the front offers a STUDY AREA with PVCu bay window to the front aspect and radiator

Garden Room

PVCu windows and sliding doors to the rear garden, two rooflight windows, radiator

Kitchen Breakfast Room

extended and comprising base and eye level cupboards with under cupboard lighting, drawer units, work surfaces, two stainless steel sink & drainer units, integrated eye level electric double oven, gas & electric hobs with extractor, integrated dishwasher, plumbing for washing machine, space for fridge freezer and tumble dryer, radiator, rooflight window, two windows to the rear aspect, part glazed door to the rear garden, Personal door to the Garage

First Floor

First Floor Landing

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

Bedroom One

window to the front aspect, radiator, fitted furniture

Bedroom Two

window to the rear aspect, radiator, built in wardrobe, coved ceiling

Bedroom Three

window to the front aspect, radiator, fitted cupboards, built in wardrobe

Shower Room

fully tiled and comprising large shower, pedestal wash basin, W.C, frosted window, radiator, coved ceiling

Outside

Gardens

the front garden is landscaped for low maintenance, paved with flower and shrub borders. The drive allows off road parking leading to the Single Garage.

The rear garden is WEST FACING, fully enclosed and laid mainly to lawn with flower and shrub borders, paved area, timber shed, outside tap and gated pedestrian access to the front

Garage

a single Garage with electric remote controlled roller door, power, light, eaves storage space with gas fired boiler and personal door to the Kitchen Breakfast Room

