

Directions

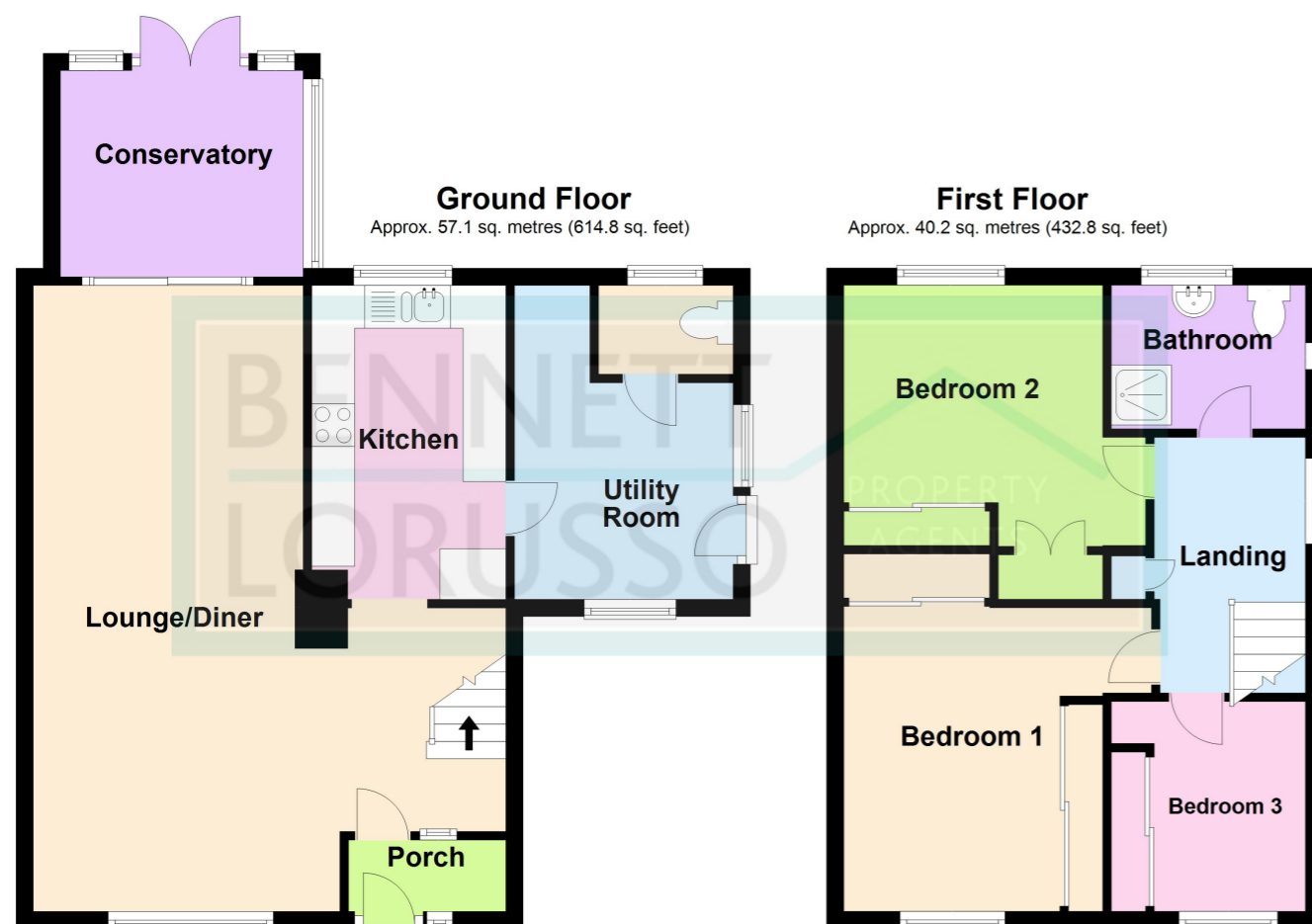
PE19 6QE.

DATA PROTECTION ACT 1998

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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.



3 Manor Close, Little Paxton, St Neots, Cambridgeshire. PE19 6QE.

£335,000

An extended three bedroomed semi-detached home, situated on a mature corner plot, in this well regarded waterside village. This chain free home has great accommodation and includes, entrance porch, cloakroom, utility room, double glazed conservatory, spacious living room and dining area, a Beech style kitchen and a first floor bath/shower room. Outside, there are generously sized gardens, with the rear being South facing, a garage and a driveway. Early viewing is recommended to see how you could personalise this great family home to your style!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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Ground Floor

Entrance Porch Composite double glazed entrance door, cupboard housing the consumer unit, cloaks area, courtesy light, door to:

Open Plan Hall Stairs to the first floor with cupboard under, warm air vent, central heating thermostat.

Living Room 7.28m x 5.53m max & narrowing to 3.14m (10' 4") (23' 11" x 18' 2" max inc. Dining Area) Double glazed window to the front, Sky TV point, warm air vent, opening on to the:

Dining Area Warm air vent, double glazed sliding patio doors to the conservatory.

Conservatory 3.0m x 2.37m (9' 10" x 7' 9") UPVC double glazed, ceramic tiled floor, roof window, double doors on to the rear garden.

Kitchen 3.67m x 2.23m (12' 0" x 7' 4") Fitted with a range of Beech wood style base and wall units, splashback tiling, stone sink with mixer tap, gas cooker point and extractor hood over, plumbing for dishwasher, double glazed window to the rear, 'Johnson & Starley' warm air central heating unit and vent.

Utility Room 3.53m x 2.53m max (11' 7" x 8' 4") Inset sink and mixer tap, plumbing for washing machine, recessed store, access to loft space, double glazed window to front and door to the side/rear.

Cloakroom With a low level WC and double glazed window.

First Floor

Landing Access to loft space, double glazed window to the side, warm air vent, over stairs cupboard and an airing cupboard housing the hot water cylinder with immersion heater.

Bedroom One 3.30m x 3.0m min (10' 10" x 9' 10") Double glazed window to the front, double built-in wardrobe plus fitted wardrobes, warm air vent.

Bedroom Two 3.67m x 3.12m max (12' 0" x 10' 3") Double glazed window to the rear, double built-in wardrobe plus fitted wardrobes, warm air vent.

Bedroom Three 2.46m x 2.44m (8' 1" x 8' 0") Double glazed window to the front, fitted wardrobes and a shelved recess, warm air vent.

Bath/Shower Room Three piece white suite incorporating a fully tiled shower enclosure with electric shower, wash hand basin and a low level WC, two double glazed windows, extensive tiling and two fitted cupboards.

Exterior

Front/Side Garden A good sized corner plot, laid to lawn and well stocked with established plants and shrubs.

Rear Garden Good sized, South facing and fully enclosed, laid mainly to lawn, patio, tap, light, timber shed, various plants and shrubs.

Garage To the side/rear, with up and over door, roof storage space, personal door in to the rear garden via the shed, power and lighting, parking space in front.

Notes FREEHOLD.
Council tax band C - £2041pa.
No onward chain.
The side extension was built in 2002.



EPC

