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| Energy Rating                               | Energy Efficiency Rating | Energy Performance |
|---|--------------------------|--------------------|
| Very energy efficient - lower running costs | A                        | 91                 |
| Energy efficient                            | B                        | 85                 |
| Decent energy efficiency                    | C                        | 80                 |
| Some energy efficiency                      | D                        | 75                 |
| Low energy efficiency                       | E                        | 70                 |
| Very low energy efficiency                  | F                        | 65                 |
| Very poor energy efficiency                 | G                        | 60                 |



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. (ID637256)



Approximate Gross Internal Area (Including Garage) = 180 sq m / 1937 sq ft

**Skipper Way Little Paxton, St Neots, PE19 6LT**





- No forward chain.
- Three and a half bathrooms.
- South East facing rear garden.

- Up to FIVE BEDROOMS.
- Garage.

**Ground Floor**

**Accommodation**

Part glazed door to

**Entrance Hall**

stairs to the First Floor Landing, radiator, under stairs storage cupboard, cloaks cupboard, personal door to the Garage

**Kitchen Dining Room**

5.44m x 3.58m (17' 10" x 11' 9") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, cupboard housing gas fired boiler, plumbing for washing machine, integrated double oven, gas hob and extractor, integrated dishwasher, radiator, tiled floor, two sets of French doors to the rear garden

**Shower room**

fully tiled shower, pedestal wash basin, W.C, tiled floor, radiator

**First Floor**

**First Floor Landing**

stairs to the Second Floor Landing, built in cupboard

**Lounge**

5.44m x 3.58m (17' 10" x 11' 9") two sets of French doors to a BALCONY to the rear aspect with views of the River Great Ouse, coved ceiling, radiators, TV point

**Bedroom**

5.13m x 3.09m (16' 10" x 10' 2") French doors to Juliet balcony to the front aspect, coved ceiling, radiator, TV point

**Bedroom**

3.63m x 2.27m (11' 11" x 7' 5") window to the front aspect, radiator

**W.C**

W.C, pedestal wash basin, tiled floor, radiator

**Second Floor**

**Second Floor Landing**

coved ceiling, loft access, radiator, built in cupboard, airing cupboard with hot water cylinder

**Principle Bedroom**

4.85m x 2.95m (15' 11" x 9' 8") (not including wardrobe depth) two windows to the rear aspect, built in wardrobes, radiators, TV point

**En-Suite Shower Room**

fully tiled large shower, pedestal wash basin, W.C, radiator, tiled floor

**Bedroom**

4.30m x 3.04m (14' 1" x 10' 0") French doors to Juliet Balcony to the front aspect, two built in wardrobes, TV point, radiator

**Bedroom**

3.62m x 2.33m (11' 11" x 7' 8") window to the front aspect, radiator

**Bathroom**

panel bath, pedestal wash basin, W.C, radiator

**Outside**

**Front Garden**

driveway for off road parking leading to the Garage

**Garage**

5.90m x 3.10m (19' 4" x 10' 2") up and over door, power, light and personal door to the Entrance Hall

**Rear Garden**

South East facing, fully enclosed, laid to lawn with patio area. Gated pedestrian access to the rear leading to a footpath alongside the River Great Ouse

**Agents Note**

There is a community Service Charge of approx. £405 p.a. which covers the upkeep of the communal garden areas on the development.

**Contact Us**

If you require any additional information or would like to arrange a viewing, please call our St Neots Office on 01480 406400

