

## Directions

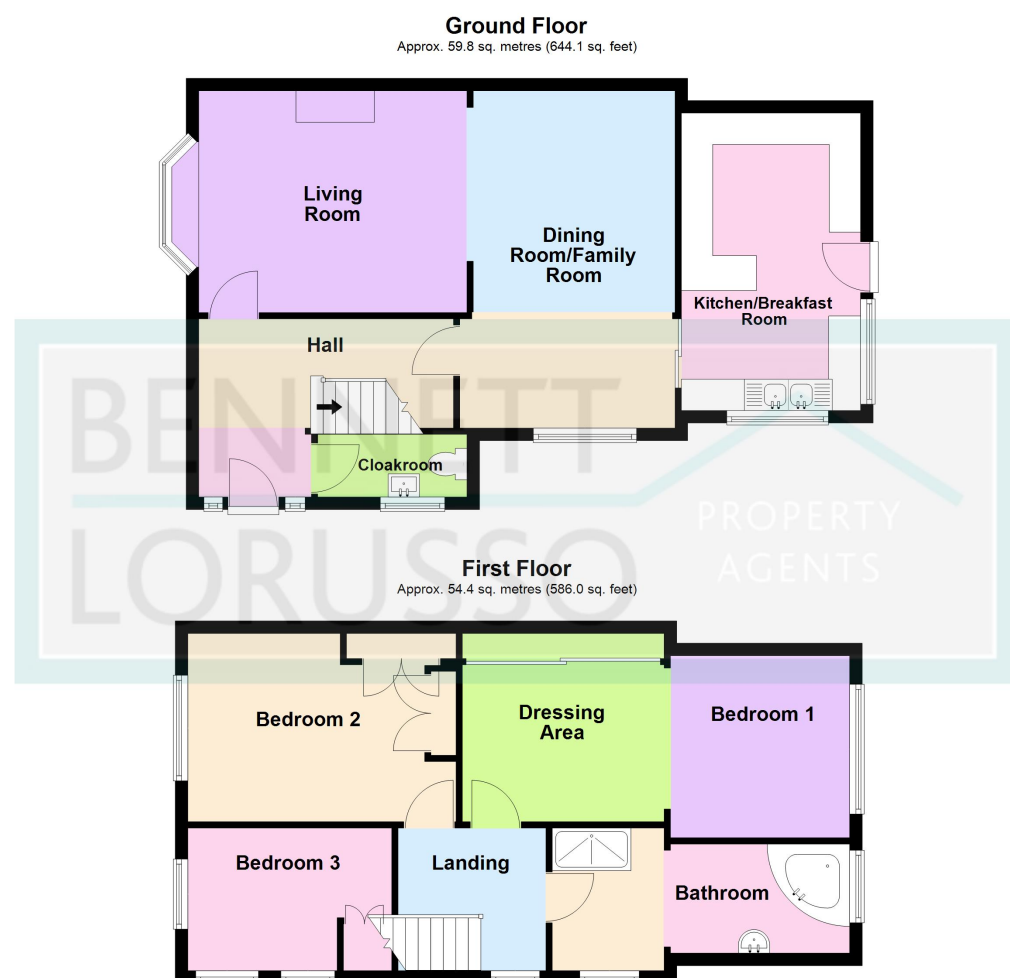
PE19 6NS.

## 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  
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**BENNETT  
LORUSSO** PROPERTY  
AGENTS



13 Park Drive, Little Paxton, St Neots, Cambridgeshire. PE19 6NS.

**OIEO £350,000**

A substantially extended three bedroom semi-detached family home, centrally located in this popular riverside village with good amenities. Occupying a good sized plot with a private west facing garden, off road parking to the front and a garage en-bloc to the rear. The impressive accommodation includes entrance hall, cloakroom, generously sized living room and dining/family rooms, a kitchen/breakfast room, fitted wardrobes to all bedrooms and a large bathroom which could also form an en-suite shower room. Internal viewing is essential to fully appreciate all it has to offer!



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# Ground Floor

**Entrance Hall** Solid entrance door, radiator, stairs to the first floor with a cupboard under

**Cloakroom** Two piece modern white suite incorporating a vanity wash hand basin and push button flush WC, radiator, sealed unit double glazed window, laminate wood effect flooring.

**Living Room** 4.24m x 3.53m (13' 11" x 11' 7") Feature fireplace with an electric fire, sealed unit double glazed Bow window to the front, wall light points, TV points, radiator, archway to:

**Dining/Family Room** 5.40m x 3.16m (17' 9" x 10' 4") Double radiator, sealed unit double glazed window to the side/front, door to:

**Kitchen/Breakfast Room** 5.00m x 2.86m (16' 5" x 9' 5") Fitted with a good range of Oak fronted base and wall units, double bowl single drainer sink and mixer tap, splashback tiling, integrated washing machine, tumble dryer and fridge, wall mounted gas fired boiler, ceramic hob with extractor hood over and split level double electric ovens, breakfast bar, ceramic tiled floor, radiator, sealed unit double glazed windows to the side and rear plus a door to the rear garden.

# First Floor

**Landing** Access to the loft space with ladder, sealed unit double glazed window to the front/side.

**Bedroom One** 6.34m x 3.00m (20' 10" x 9' 10") Sealed unit double glazed window to the rear, radiator, large dressing area with vanity table and fitted wardrobes with sliding doors, cupboards and drawers.

**Bedroom Two** 4.24m x 3.00m (13' 11" x 9' 10") Corner fitted wardrobes also housing the hot water cylinder, radiator, sealed unit double glazed window to the front.

**Bedroom Three** 3.30m x 2.30m (10' 10" x 7' 7") Double aspect sealed unit double glazed windows, radiator, fitted wardrobe and dressing table, built-in over stairs cupboard.

**Spacious Bathroom** 5.00m x 2.33m (16' 5" x 7' 8") (Which could be split in to two) Four piece suite comprising a corner Spa bath with mixer tap shower attachment, a large shower enclosure with sliding doors, pedestal wash hand basin and a low level WC, heated towel rail, splashback tiling, radiator, two sealed unit double glazed windows.

# Exterior

**Front/Side** Enclosed by a low brick wall, small lawn, paved driveway and metal gates. various plants and shrubs, water tap.

**Rear Garden** A good sized West facing garden, laid mainly to lawn with conifer screening. well stocked plant and shrub borders, central water feature, large timber shed with power and lighting, patio, exterior light, side and rear gates.

**Garage** In a block close-by to the rear with a metal up and over door. (4th from left).

**Notes** FREEHOLD.  
Council tax band is C - £2144.19 pa.  
No chain.



EPC

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	69	81	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	