

## Directions

PE19 6LQ.

## DATA PROTECTION ACT 1998

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## THE PROPERTY MISDESCRIPTIONS ACT 1991

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Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them. Plan produced using PlanUp.

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



52 Skipper Way, Little Paxton, St Neots, Cambridgeshire. PE19 6LQ.

**OIEO £375,000**

A bright and spacious four/five bedroomed town house with well presented accommodation over three floors. Features of this chain free home include, three well appointed bathrooms, two ground floor bedrooms or reception rooms, a utility room with rear access, a fully integrated kitchen/diner, a first floor living room with balcony, a fully enclosed garden and a garage plus parking to the rear. This very versatile property is situated on the edge of this popular waterside village with great walks and early viewing is strongly advised.



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**Entrance Hall** Part double glazed composite entrance door, double glazed window, radiator, stairs to the first floor with cupboard under and a further large built-in cupboard.

## Ground Floor

**Shower Room** Three piece white suite including a fully tiled shower enclosure with remote controlled shower, wash hand basin and a low level WC, splashback tiling, heated towel rail, shaver point, tiled floor and extractor fan.

**Family Room/Bedroom Four** 6.45m x 2.90m (21' 2" x 9' 6") Double glazed French style doors to the front and side, radiator.

**Study/Bedroom Five** 3.50m x 3.20m (11' 6" x 10' 6") Radiator, double glazed French style doors on to the rear garden.

**Utility Room** 3.50m x 1.65m (11' 6" x 5' 5") Granite worksurfaces with inset stainless steel sink and mixer tap, plumbing for washing machine, store cupboards, splashback tiling, concealed gas fired boiler, extractor fan, central heating programmer, radiator, tiled floor, double glazed door to the rear garden.

## First Floor

**Kitchen/Dining Room** 4.95m (16' 3") X 4.36m (14' 4") Maximum /2.90m(9' 6") min Fully fitted with a good modern range of base and wall units, integrated dishwasher and fridge/freezer, electric oven and hob with extractor hood over, integrated microwave oven, Granite worksurfaces, with stainless steel sink and mixer tap, splashback tiling, two radiators, double glazed window and French style doors to the front, ceramic tiled floor.

**Living Room** 5.35m x 5.35m (17' 7" x 17' 7") Maximum /3.22m x m (10' 7") minimum "L" Shape room. Double glazed French style doors on to the balcony. Wall light points, wall mounted electric fire, satellite TV point, radiator, double glazed French style doors with Juliette Balcony to the side aspect.

**Balcony** 5.00m x 1.70m (16' 5" x 5' 7") A fantastic open space overlooking the rear aspect and garden enclosed by a glass and steel screen.

**Landing** Radiator, staircase to the second floor.

## Second Floor

**Second Landing** Access to the loft space, doors off to:

**Main Bedroom** 4.35m x 3.28m (14' 3" x 10' 9")Maximum/ 1.22m x m (4' 0" ) Minimum, including built in double wardrobe. "L" Shape room. Two double glazed windows to the rear, wall lighting, central heating thermostat, TV point, double built-in wardrobe and further cupboard, door to:

**En-suite Shower Room** With a three piece white suite incorporating a fully tiled shower enclosure and remote controlled shower, wall hung wash hand basin and low level WC with concealed cistern, splashback tiling, shaver point, wall light, extractor fan, tiled floor and heated towel rail.

**Bedroom Two** 2.80m x 2.80m (9' 2" x 9' 2") Double glazed window to front, radiator, double built-in wardrobe.

**Bedroom Three** 2.90m x 2.09m (9' 6" x 6' 10") Double glazed window to front, radiator.

**Main Bathroom** Three piece white suite comprising a modern panelled bath, wall hung wash hand basin and low level WC with concealed cistern, splashback tiling, shaver point, wall light, extractor fan, tiled floor and heated towel rail, double glazed window.

## Exterior

**Front** Laid to stone chippings and enclosed by an established hedge.

**Single Garage** Immediately to the rear with up and over door, parking space in front.

**Rear Garden** Fully enclosed by timber fencing, laid mainly to lawn, patio and rear gate.

**Notes** FREEHOLD.  
Council tax band E - £2806.37 pa.  
No chain.  
Ex-rental commanding approx. £1800 pcm.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	