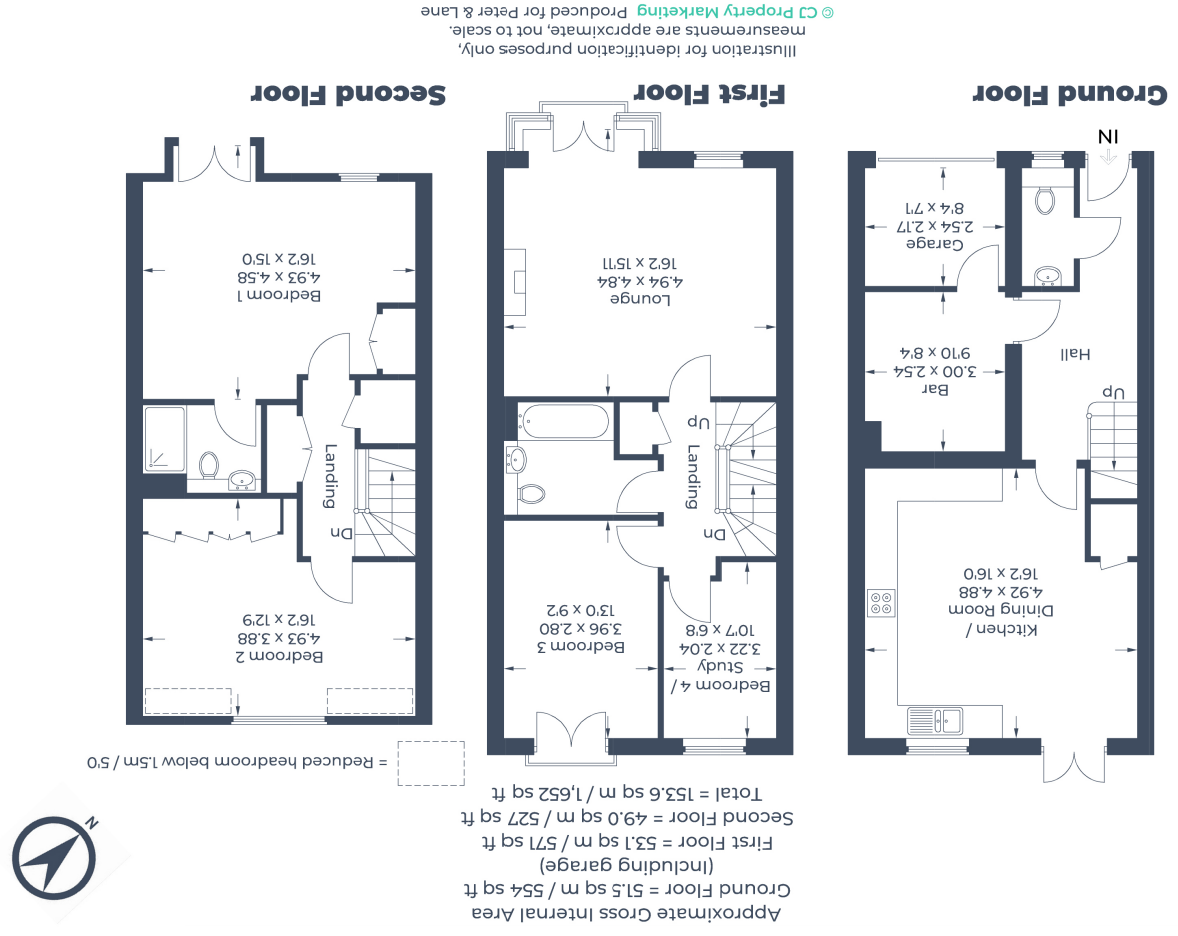


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



## 28 Samuel Jones Crescent, Little Paxton, St Neots PE19 6QY Offers in Excess of £350,000



- Four Bedrooms.
- Large Kitchen Dining Room.
- Part-converted Garage.

- En-suite to Primary bedroom.
- Private Mews style location within development.
- South facing low maintenance garden.



### Ground Floor

#### Accommodation

Door to

#### Entrance Hall

stairs to the First Floor Landing, radiator, laminate wood flooring, personal door to Storage Room (part Garage conversion)

#### Cloakroom

W.C, pedestal wash basin, radiator, frosted window, laminate wood flooring

#### Kitchen Dining Room

base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with tiled splash backs and stainless steel sink unit, plumbing for washing machine and dishwasher, integrated double fan assisted oven, gas hob and extractor, cupboard housing gas fired boiler, laminate wood flooring, radiator, under stairs storage cupboard

### First Floor

#### First Floor Landing

stairs to the Second Floor Landing, built in cupboard/wardrobe with hanging and shelved storage space

#### Lounge

walk-in square bay with French doors and Juliet balcony to the front aspect, window to the front aspect, TV point, radiator, feature fireplace with electric fire

#### Bedroom Three

French doors and Juliet balcony to the rear aspect, radiator

#### Bedroom Four

window to the rear aspect, radiator

#### Bathroom

bath with mixer tap shower attachment and fully tiled surround, W.C, pedestal wash basin, radiator

### Second Floor

#### Second Floor Landing

built in double cupboard/wardrobe with hanging and shelved storage space, radiator, airing cupboard

#### Bedroom One

French doors and Juliet balcony to the front aspect, window to the front aspect, radiator, built in double wardrobe with hanging and shelved storage space

#### En-Suite Shower Room

fully tiled double shower, W.C, pedestal wash basin, electric shaver socket, radiator

#### Bedroom Two

window to the rear aspect, radiator, loft access

### Outside

#### Garden and Parking

at the front space to park two to three vehicles. The Garage is part converted but retains the up and over door leading to storage space. There is an internal door from the "Garage" to another Storage Room with personal door to the Entrance Hall. The rear garden is SOUTH FACING, fully enclosed and landscaped for low maintenance with paved patio and pebbles. Outside tap, double power socket and lighting. There is gated pedestrian access to the rear

#### Agents Note

Service Charge is payable for upkeep of communal areas and lighting - we are informed that this is approx. £192 per annum.

