



LOVETT
Sales & Lettings

£330,000



27 Samuel Jones Crescent, Little Paxton, St. Neots, PE19 6QZ

- THREE STOREY TOWN HOUSE
- FOUR BEDROOMS / TWO BATHROOMS
- 16FT KITCHEN / DINING ROOM
- UNDER A MILE & A HALF TO TRAIN STATION
- EASY ACCESS TO A1
- PLENTY OF VILLAGE AMENITIES

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Full Description

A well presented four bedroom three storey town house on the popular Papermill Lock development conveniently situated with easy access to the A1 and under a mile and a half to St Neots Railway Station. The sought after village of Little Paxton boasts amenities including pre/primary school, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and Paxton Pits Nature Reserve. The spacious accommodation comprises; entrance hall, wc and 16ft kitchen / dining room on the ground floor. On the first floor there is a living room, bathroom and bedrooms three and four. The second floor has a further two large bedrooms and an en-suite to bedroom one. Externally there is an enclosed rear garden and a driveway leading to garage to front. The property benefits from gas radiator heating and UPVC windows throughout. Viewing Highly Recommended!

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. Tiled floor. Radiator. Doors leading to WC, Kitchen/diner and Garage.

WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Tiled floor. UPVC window to front.

KITCHEN/DINER

16' 3" x 16' 0" (4.95m x 4.88m)

Fitted kitchen comprising work surfaces with complimentary cream drawers and cupboards under. Wall mounted cupboards. G-shaped kitchen fittings with extended worktop providing breakfast bar seating area. One and a half bowl sink with mixer tap and tiled splash backs. Built in double oven and four ring gas hob with extractor fan over. Plumbing for washing machine and dishwasher. Cupboard housing gas boiler. Radiator. Tiled floor. UPVC window and French doors to rear. Cupboard under stairs.

FIRST FLOOR LANDING

Stairs to second floor. Storage cupboard. Doors to living room, bathroom, bedrooms three and four. Smoke alarm.

LIVING ROOM

16' 3" x 14' 10" (4.95m x 4.52m)

UPVC windows and French doors with Juliet balcony to front. TV and telephone point. Two radiators.



BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Extractor fan. Shaver socket.

BEDROOM THREE

14' 3" x 9' 4" (4.34m x 2.84m)

UPVC French doors with Juliet balcony to rear. Radiator.

BEDROOM FOUR

11' 7" x 6' 8" (3.53m x 2.03m)

UPVC window to rear. Radiator.



SECOND FLOOR LANDING

Airing cupboard housing hot water cylinder. Built in double storage cupboard. Doors to bedrooms one and two.

BEDROOM ONE

16' 3" x 12' 7" (4.95m x 3.84m)

UPVC Window and French doors with Juliet balcony to front. Built in double wardrobes. Two radiators. Door to en-suite.



ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted double shower unit with glass sliding door and tiled splash backs. Radiator. Shaver socket. Extractor fan.

BEDROOM TWO

16' 3" x 11' 6" (4.95m x 3.51m)

UPVC window to rear. Radiator.



REAR GARDEN

Private enclosed rear garden mainly laid to lawn with flower and shrub borders. Patio area. Outside water supply. Gated access to rear. Outside light.

FRONT GARDEN

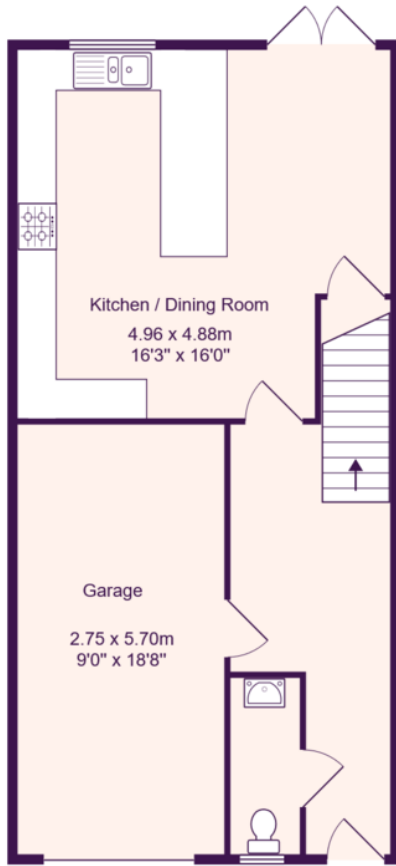
Off road parking.

GARAGE

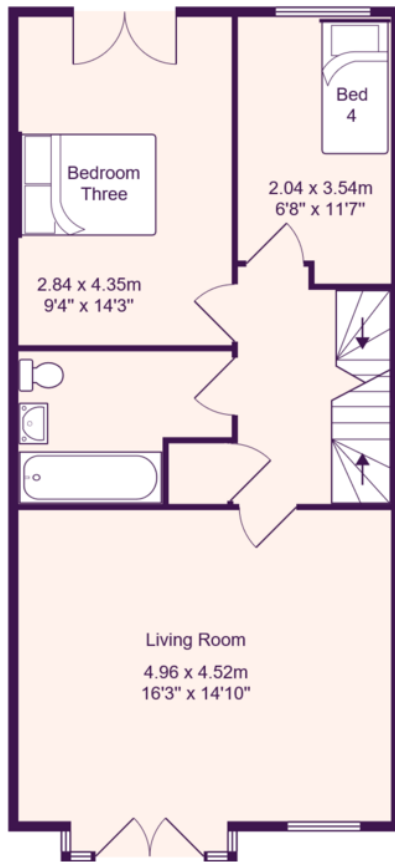
18' 8" x 9' 0" (5.69m x 2.74m)

Single garage with up and over door. Power and light. Personal door to hallway.

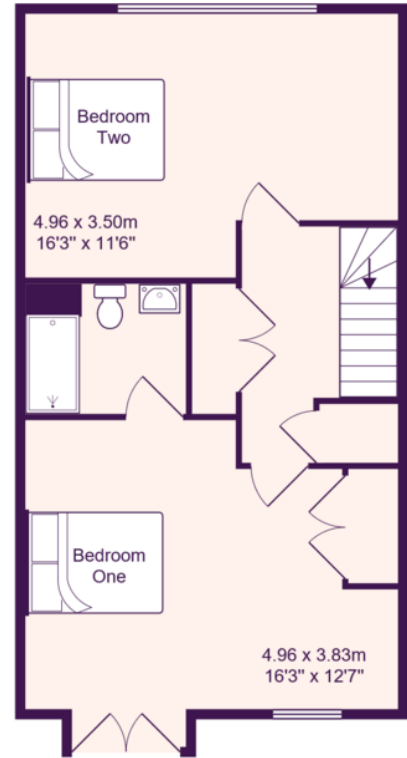




Ground Floor



First Floor



Second Floor

Total Area: 153.0 m² ... 1647 ft²

All measurements are approximate and for display purposes only

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