



LOVETT
Sales & Lettings

£365,000



1 Hayling Avenue, Little Paxton, St. Neots, PE19 6HG

- Semi-detached family home
- Three bedrooms
- Extended accommodation
- Large enclosed rear garden
- Refitted kitchen and bathroom
- Close to village amenities

Full Description

An extended three bedroom semi-detached family home in the heart of the sought-after village of Little Paxton. The property is within short walking distance village amenities including PAXTON PITS NATURE RESERVE, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and primary school. The very well-presented accommodation comprises entrance hall, living room, refitted kitchen / breakfast room, family room, utility and WC on the ground floor. The first floor has three good sized bedrooms and a refitted family bathroom. The property benefits from gas radiator heating and UPVC windows throughout. Externally, there is a large enclosed rear garden plus a driveway to the front. Viewing highly recommended!

ENTRANCE HALL

Composite entrance door leading to entrance hall. UPVC window to front. Coat hooks. Porcelain tiled floor. Doors through to living room.

LIVING ROOM

17' 4" x 11' 9" (5.28m x 3.58m)

UPVC window to front. Stairs to first floor with cupboards under. Telephone point. TV aerial point. Cable point. Radiator. Thermostat. Feature fireplace with electric flame effect fire. Door to kitchen.

REFITTED KITCHEN / DINER

17' 4" x 10' 6" (5.28m x 3.2m)

Refitted kitchen comprising Oak butchers block work surfaces with complementary shaker style drawers and cupboards under. Wall mounted cupboards. Breakfast bar. Butler sink and tiled splash backs. Gas Range style cooker with extractor over. Built in fridge / freezer and dishwasher. Radiator. Porcelain tiled floor. Inset ceiling lights. Open plan though to family room.

FAMILY ROOM

UPVC windows to rear. French door to garden. Porcelain tiled floor. Door to utility room. Radiator.

UTILITY ROOM

UPVC window to rear. UPVC door to front. Oak work surface with wall mounted cupboards. Plumbing for washing machine and space for tumble dryer. Tiled floor. Door to WC.



WC

Two piece suite comprising of low level WC and pedestal wash hand basin. Tiled splashbacks. Extractor fan.

LANDING

UPVC window to side. Cupboard housing Baxi combi boiler. Large loft access with drop down ladder.

BEDROOM ONE

UPVC window to rear. Radiator.

BEDROOM TWO

UPVC Window to front. Built in wardrobes with sliding doors. Radiator.

BEDROOM THREE

UPVC window to front. Radiator.

BATHROOM

Refitted three piece white suite comprising of low level w.c., wash hand basin with vanity unit and panelled bath with shower over with glass screen. Tiled splashbacks. Heated towel rail. Tiled floor. Extractor fan.

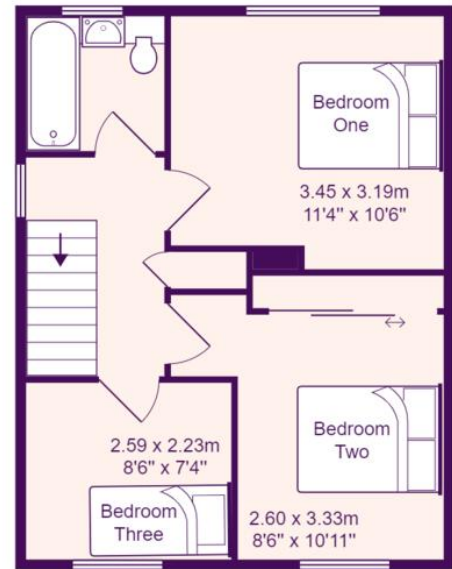
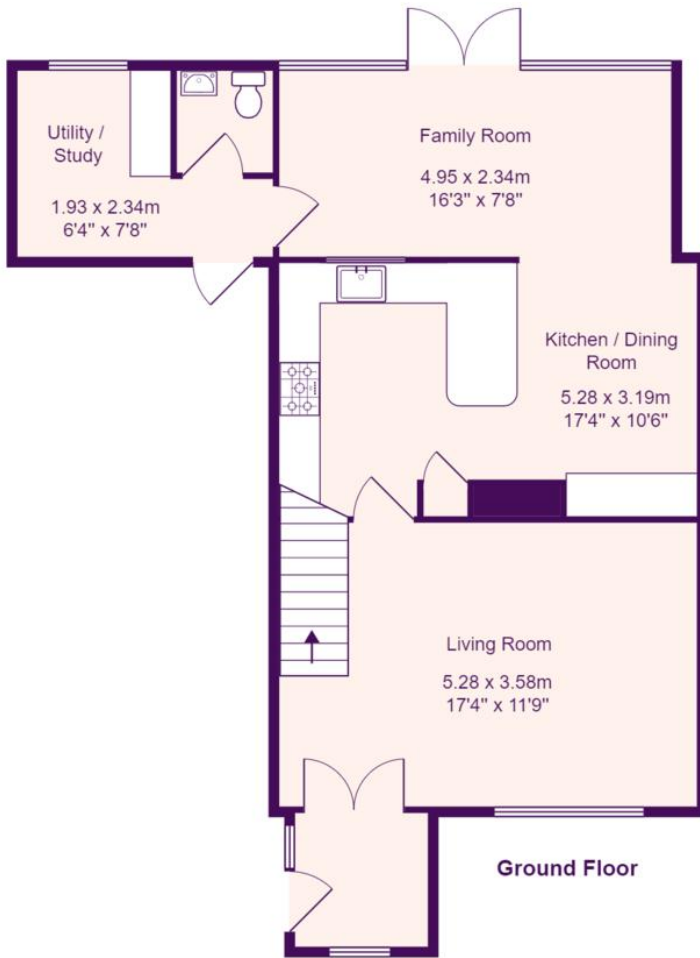
FRONT GARDEN

Mainly laid to lawn with flower and shrub borders. Driveway for two vehicles.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower and shrub borders. Large patio area. External water supply. Outside light. Storage shed.





Ground Floor

First Floor

Total Area: 95.1 m² ... 1023 ft²

All measurements are approximate and for display purposes only