



**LOVETT**  
Sales & Lettings

£315,000



## 29 Beeson Close, Little Paxton, St. Neots, PE19 6NE

- Semi-detached family home
- Extended accommodation
- Three bedrooms
- Driveway to rear
- Pre & Primary School nearby
- Close to Paxton Pits Nature Reserve



## Full Description

An extended three bedroom semi detached family home in the heart of the sought after village of Little Paxton. Little Paxton boasts 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 with log burner, refitted kitchen / dining room, utility room, wc and family room 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 are front and rear gardens plus a driveway directly to the rear of the garden. Viewing highly recommended!

### ENTRANCE HALL

Composite entrance door leading to entrance hall. Stairs to first floor with cupboard under. Radiator. Doors leading to kitchen/dining room and living room.

### LIVING ROOM

12' 2" x 12' 1" (3.71m x 3.68m)

UPVC window to front. TV and telephone points. Feature wood burner with decorative oak surround. Wood flooring.

### KITCHEN / DINING ROOM

18' 2" x 9' 11" (5.54m x 3.02m)

Refitted kitchen comprising Butchers block work surfaces with complementary drawers and cupboards under. One and a half bowl sink with mixer tap and tiled splash backs. Gas point for Range style cooker with extractor fan over. Two built in fridge drawers. Built in dishwasher and wine cooler Radiator. UPVC windows to rear. Doorway through to utility room.

### UTILITY ROOM

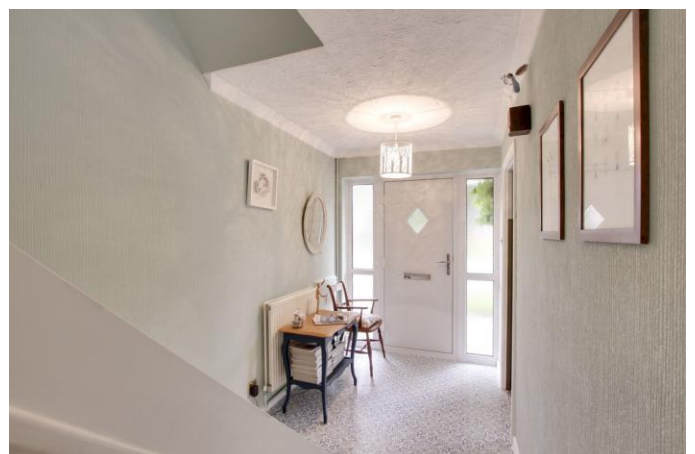
12' 5" x 4' 7" (3.78m x 1.4m)

Wooden work surface with cupboard under. Plumbing for washing machine and space for tumble dryer and freezer. Inset ceiling lights. UPVC windows and door to rear garden. Doorway to Family Room.

### HOME OFFICE / FAMILY ROOM

13' 3" x 12' 5" (4.04m x 3.78m)

Large skylight. Radiator. Cupboard housing boiler. Door to WC.



## WC

Two piece suite comprising low level WC and wash hand basin. Tiled splash backs. Heated towel rail.

## LANDING

UPVC window to side. Airing cupboard. Door to bedrooms and bathroom.

## BEDROOM ONE

13' 5" x 10' 1" (4.09m x 3.07m)

UPVC window to front. Radiator.



## BEDROOM TWO

10' 3" x 10' 1" (3.12m x 3.07m)

UPVC window to rear. Radiator.



## BEDROOM THREE

8' 8" x 7' 9" (2.64m x 2.36m)

UPVC window to front. Radiator.

## BATHROOM

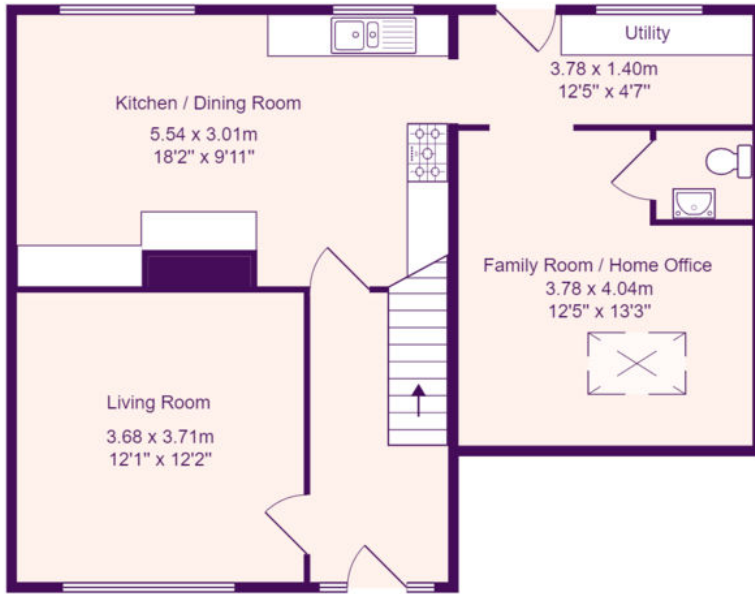
Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator with towel rail. UPVC window to rear.



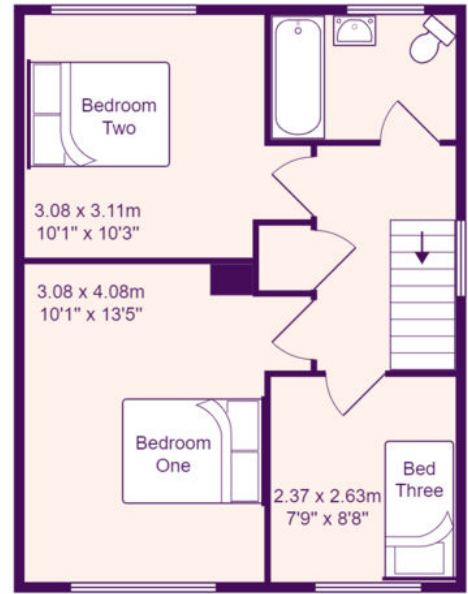
## REAR GARDEN

Enclosed rear garden with raised patio area. Gated access to rear. Outside tap.





**Ground Floor**



**First Floor**

Total Area: 102.1 m<sup>2</sup> ... 1099 ft<sup>2</sup>

All measurements are approximate and for display purposes only