



LOVETT
Sales & Lettings

Offers In Excess Of
£450,000



8 Willow Close, Little Paxton, St. Neots, PE19 6JH

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE OF LITTLE PAXTON
- EASY ACCESS TO A1 AND VILLAGE AMENITIES
- PLANNING PERMISSION APPROVED FOR EXTENSION / REMODEL
- DOUBLE GARAGE

Full Description

A four bedroom detached family home in the highly desirable road of Willow Close 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 accommodation, in need of cosmetic updating, comprises entrance hall, WC, living room, dining room and kitchen on the ground floor. The first floor has four double bedrooms and a family bathroom. Externally there is a private enclosed rear garden, double garage with driveway. The property comes with the benefit of approved planning permission for extensions and re-modelling to increase the accommodation to 2750 Sq Ft.

ENTRANCE HALL

UPVC Entrance door leading to entrance hall. UPVC window. Stairs to first floor with recess under and door to garage. Doors to WC, living room and kitchen. Radiator.

WC

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

KITCHEN

11' 8" x 10' 4" (3.56m x 3.15m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in oven and four ring gas hob with extractor fan over. Plumbing for dishwasher. Wall mounted gas boiler. UPVC window to front. UPVC door to side.

LIVING ROOM

13' 7" x 13' 5" (4.14m x 4.09m)

UPVC French doors and windows to rear garden. TV and telephone points. Radiator. Archway through to dining room.

DINING ROOM

10' 4" x 9' 8" (3.15m x 2.95m)

UPVC window to rear. Radiator. Door to kitchen.

LANDING

UPVC window to front. Loft access. Smoke alarm. Airing cupboard. Doors to bedrooms and bathroom.



BEDROOM ONE

10' 8" x 10' 0" (3.25m x 3.05m)

UPVC window to front. Radiator. Fitted wardrobes with sliding doors.



BEDROOM TWO

10' 4" x 8' 11" (3.15m x 2.72m)

UPVC window to front. Radiator.

BEDROOM THREE

12' 8" x 7' 6" (3.86m x 2.29m)

UPVC window to front. Radiator.

BEDROOM FOUR

11' 4" x 7' 4" (3.45m x 2.24m)

UPVC window to rear. Radiator.



BATHROOM

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

REAR GARDEN

Enclosed rear garden mainly laid to lawn with paved patio areas. Gated access to side. Personal door to garage. New fencing recently installed to rear.

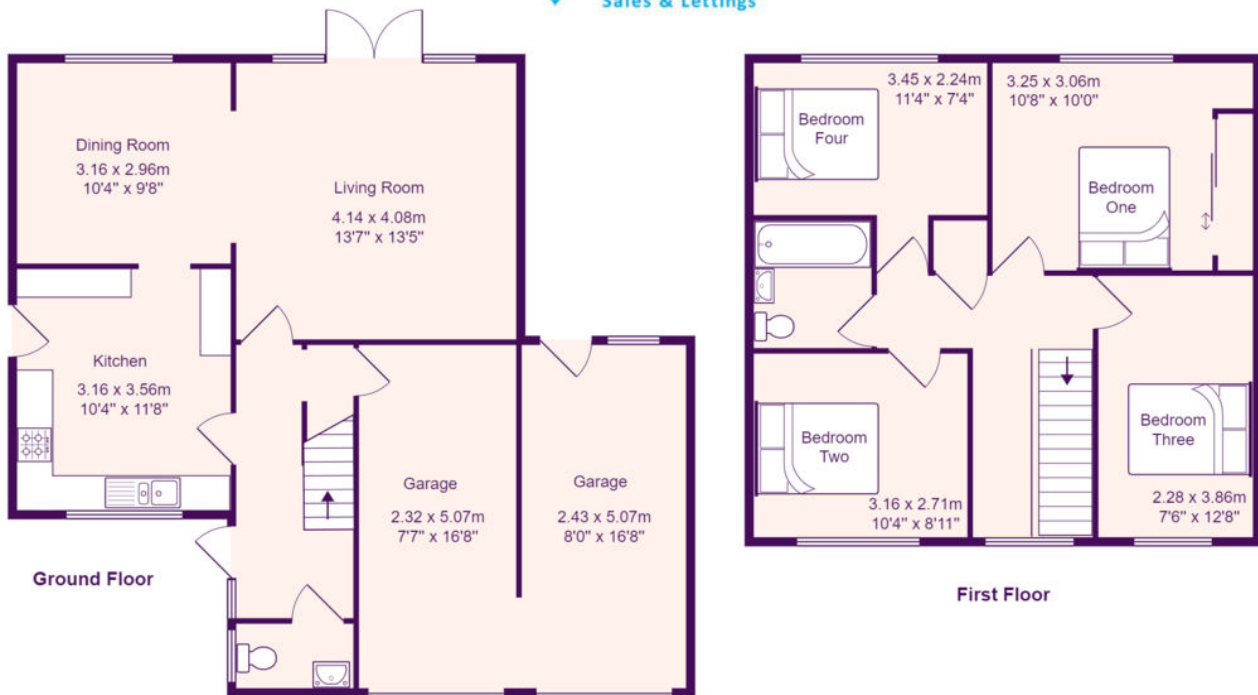
DOUBLE GARAGE

Two metal up and over doors. Power and light. Personal door to garden and hallway.

FRONT GARDEN

Driveway leading to garage. Recently laid turf. Gate to side.

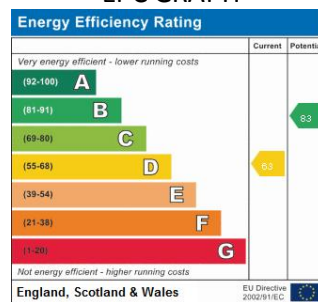




Total Area: 123.9 m² ... 1334 ft²

All measurements are approximate and for display purposes only

EPC GRAPH



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24 Market Square, St Neots, Cambridgeshire, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements