



LOVETT
Sales & Lettings

Offers Over
£425,000



149 Skipper Way, Little Paxton, St. Neots, PE19 6LT

- FIVE BEDROOMS / TWO BATHROOMS
- SPACIOUS TOWN HOUSE
- OVER LOOKING RIVER GREAT OUSE
- GARDEN & TERRACED BALCONY
- SOUGHT AFTER 'THE ISLAND' DEVELOPMENT
- OVER 1950 SQFT OF ACCOMMODATION

Full Description

A spacious five bedroom Town House on the sought after 'The Island' development in Little Paxton with fantastic views over The River Great Ouse. The property is situated just one mile from St Neots Railway Station and has easy access to the A1. The popular village of 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 accommodation over 1950 SqFt comprises entrance hall, kitchen / dining room, shower room and garage on the ground floor. The first floor has an 18ft living room with terraced balcony overlooking the river, WC plus bedrooms two and four. On the second floor there is bedroom one (plus ensuite), bedrooms three, five and a family bathroom. Externally, there is an enclosed rear garden and a driveway providing off road parking. The property benefits from gas radiator heating and UPVC windows and doors. Viewing highly recommended!

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. Two storage cupboards. Doors to garage, shower room and kitchen.

SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Heated towel rail. Extractor fan.

KITCHEN / DINING ROOM

18' 0" x 13' 0" (5.49m x 3.96m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in Siemens electric double oven and four ring gas hob with extractor over. Built in fridge / freezer and dishwasher. Plumbing for washing machine. Cupboard housing gas boiler. Two radiators. Tiled floor. Two UPVC French doors to rear garden.

UTILITY ROOM

10' 6" x 5' 3" (3.2m x 1.6m)

Worksurfaces with drawers and cupboards under. Wall mounted cupboards. Space for tumble dryer.

FIRST FLOOR LANDING

Stairs to second floor. Storage cupboard. Doors to living room, WC, bedrooms two and four.

LIVING ROOM

18' 0" x 12' 8" (5.49m x 3.86m)

Two UPVC French doors leading to terraced balcony overlooking the River Great Ouse. TV and telephone point. Two radiator.

WC

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



BEDROOM TWO / RECEPTION ROOM

18' 0" x 12' 8" (5.49m x 3.86m)

UPVC French doors with Juliet balcony to front. Radiator.



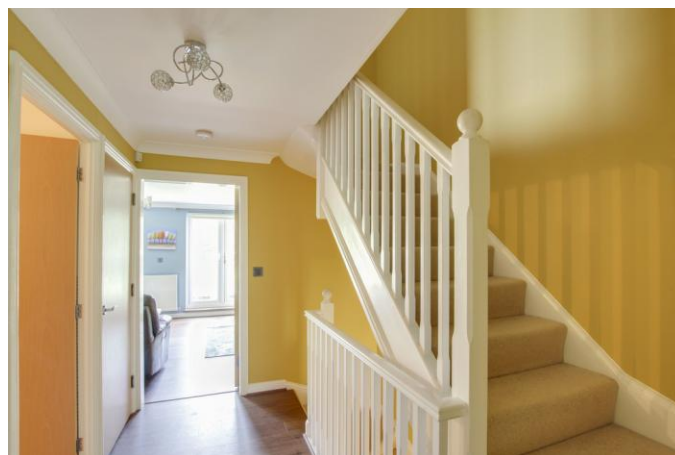
BEDROOM FOUR

13' 3" x 7' 3" (4.04m x 2.21m)

UPVC window to front. Radiator.

SECOND FLOOR LANDING

Loft access. Storage cupboard and an airing cupboard housing hot water cylinder. Radiator. Doors to Bedrooms one, three, five and family bathroom.



BEDROOM ONE

16' 0" x 10' 8" (4.88m x 3.25m)

Two UPVC windows to rear. Two radiators. Built in wardrobes.

Door to en-suite.

ENSUITE

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

BEDROOM THREE

15' 4" x 10' 0" (4.67m x 3.05m)

UPVC French doors with Juliet balcony to front overlooking river and golf course. Radiator. Built in wardrobes.



BEDROOM FIVE

13' 6" x 7' 8" (4.11m x 2.34m)

UPVC window to front. Radiator.

FAMILY BATHROOM

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

GARAGE

14' 1" x 10' 6" (4.29m x 3.2m)

Integral single garage with up and over door. Power and light

REAR GARDEN

Mainly laid to paving with borders with mature flowers, shrubs and trees. Water butt. Gated access to rear.

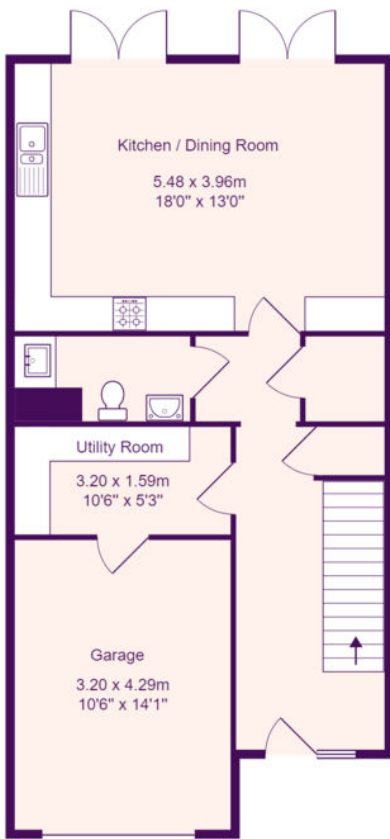
FRONT GARDEN

Block paved driveway providing off road parking. Covered porchway leading to entrance door.

MANAGEMENT CHARGE

There is a management charge to cover the upkeep of surroundings grounds and gardens. This is currently £200 every 6 months which is reviewed annually.

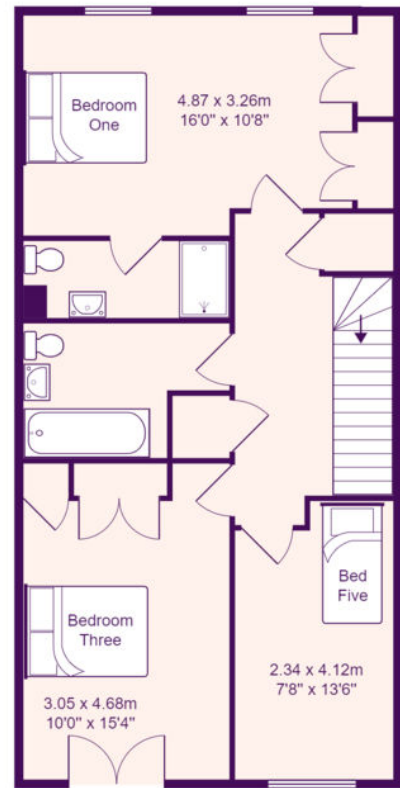




Ground Floor



First Floor



Second Floor

Total Area: 183.4 m² ... 1974 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

