



**LOVETT**  
Sales & Lettings

Offers in the region of

**£440,000**



## 121 Skipper Way, Little Paxton, St. Neots, PE19 6LT

- SPACIOUS TOWN HOUSE
- FIVE BEDROOMS / TWO BATHROOMS
- OVER LOOKING RIVER GREAT OUSE
- SOUGHT AFTER 'THE ISLAND' DEVELOPMENT
- GARDEN & TERRACED BALCONY
- OVER 1800 SQFT OF ACCOMMODATION

## Full Description

A very well presented 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 1800 SqFt comprises entrance hall, kitchen / dining room, WC 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 for up to three vehicles. 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, WC and kitchen.

### WC / UTILITY

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Oak block worksurface with fitted Butler sink. Extractor fan.

### KITCHEN / DINING ROOM

18' 0" x 11' 9" (5.49m x 3.58m)

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, microwave, washing machine and dishwasher. Cupboard housing gas boiler. Two radiators. Tiled floor. Two UPVC French doors to rear garden.

### FIRST FLOOR LANDING

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

### LIVING ROOM

18' 0" x 11' 9" (5.49m x 3.58m)

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

### WC / UTILITY

Low level WC. Worksurface with cupboards under. Single bowl sink with mixer tap. Plumbing for additional dishwasher or washing machine. Currently being used as a kitchenette with table top fridge and kettle.

### BEDROOM TWO

16' 7" x 10' 6" (5.05m x 3.2m)

UPVC French doors with Juliet balcony to front. Radiator.



#### BEDROOM FOUR

12' 1" x 10' 0" (3.68m x 3.05m)  
UPVC window to front. Radiator.

#### SECOND FLOOR LANDING

Loft access with loft ladder - loft almost fully boarded plus loft light.  
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' 0" (4.88m x 3.05m)  
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

12' 1" x 10' 0" (3.68m x 3.05m)  
UPVC French doors with Juliet balcony to front. Radiator. Built in wardrobes.

#### BEDROOM FIVE

12' 1" x 7' 8" (3.68m x 2.34m)  
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. Extractor fan.

#### GARAGE

18' 8" x 10' 6" (5.69m 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. Storage shed. Gated access to rear. Split height fencing to the rear which can be raised or lowered to enjoy the view.

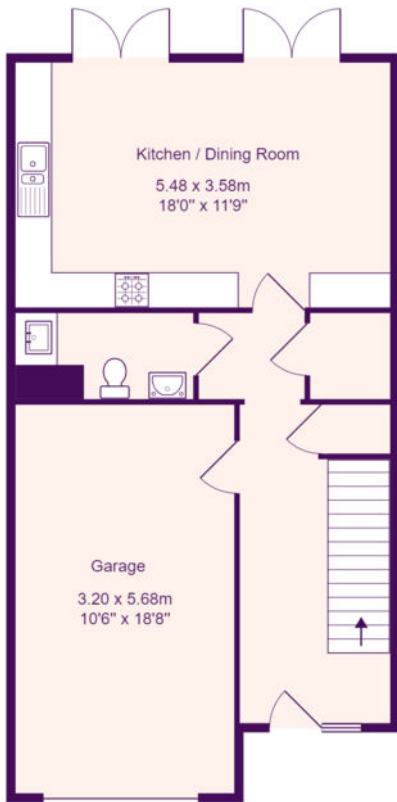
#### FRONT GARDEN

Block paved driveway providing off road parking for up to three vehicles. Covered porchway leading to entrance door.

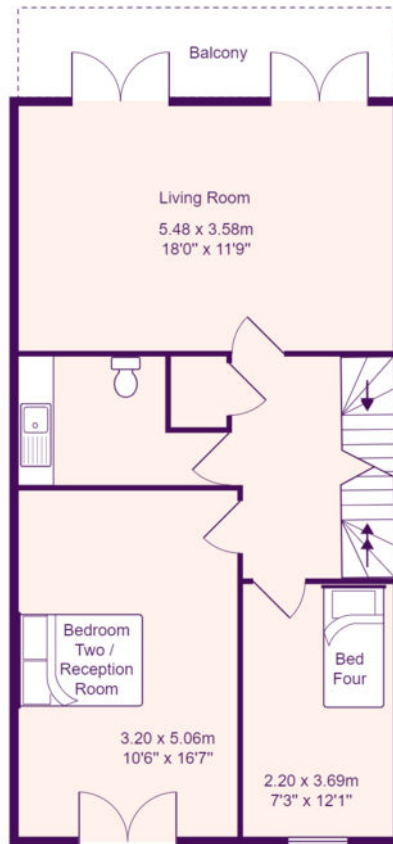
#### MANAGEMENT CHARGE

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.

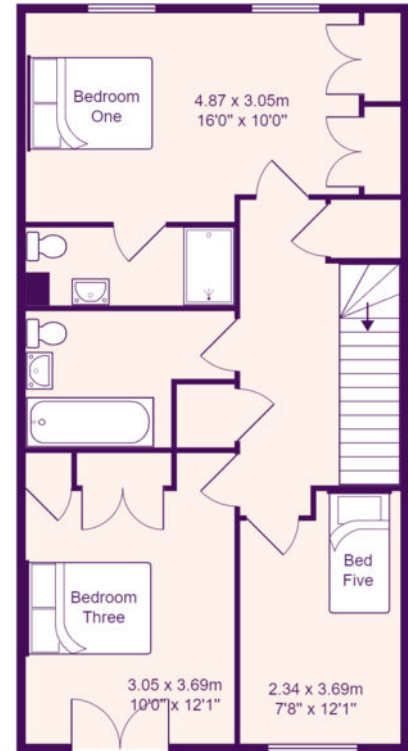




Ground Floor



First Floor



Second Floor

Total Area: 173.1 m<sup>2</sup> ... 1864 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

