

ten sales &
lettings

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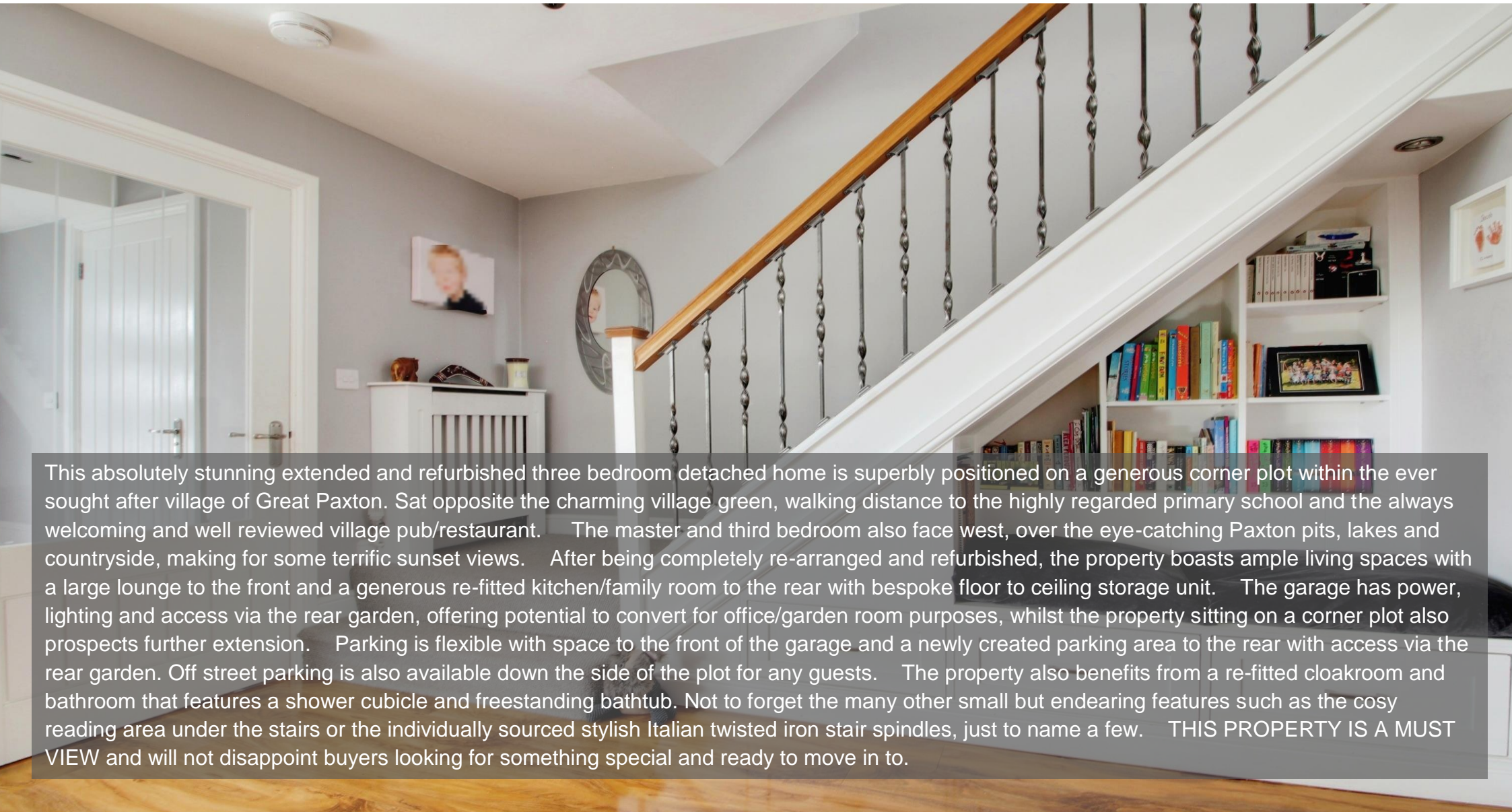
Bedrooms: 3 Bathroom: 1

£385,000

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Property Features

- DETACHED
- THREE BEDROOMS
- EXTENDED
- FANTASTICALLY PRESENTED
- VILLAGE LOCATION
- GARAGE
- CORNER PLOT
- LARGE KITCHEN/FAMILY ROOM



This absolutely stunning extended and refurbished three bedroom detached home is superbly positioned on a generous corner plot within the ever sought after village of Great Paxton. Sat opposite the charming village green, walking distance to the highly regarded primary school and the always welcoming and well reviewed village pub/restaurant. The master and third bedroom also face west, over the eye-catching Paxton pits, lakes and countryside, making for some terrific sunset views. After being completely re-arranged and refurbished, the property boasts ample living spaces with a large lounge to the front and a generous re-fitted kitchen/family room to the rear with bespoke floor to ceiling storage unit. The garage has power, lighting and access via the rear garden, offering potential to convert for office/garden room purposes, whilst the property sitting on a corner plot also prospects further extension. Parking is flexible with space to the front of the garage and a newly created parking area to the rear with access via the rear garden. Off street parking is also available down the side of the plot for any guests. The property also benefits from a re-fitted cloakroom and bathroom that features a shower cubicle and freestanding bathtub. Not to forget the many other small but endearing features such as the cosy reading area under the stairs or the individually sourced stylish Italian twisted iron stair spindles, just to name a few. THIS PROPERTY IS A MUST VIEW and will not disappoint buyers looking for something special and ready to move in to.



Room Details & Dimensions

Entrance Porch

Double glazed front door. Door to lounge and cloakroom.

Cloakroom

Double glazed frosted window to front. Low level WC. Wash hand basin with integrated storage unit. Heated towel rail. Part tiled.

Lounge

17' 7" x 14' 2" (5.36m x 4.31m)

Double glazed window to front. Door to kitchen/diner. Radiators. Built in storage drawers. Under stairs seating area with built in book shelving.

Kitchen/Diner

19' 9" x 17' 5" MAX (6.02m x 5.30m)

Double glazed windows to rear. Double glazed patio doors to side. Re-fitted kitchen with wall and base units, and worktops. Breakfast bar. One and half bowl, white ceramic sink drainer. Large smeg gas over/hob with extractor above. Integrated dishwasher. Tiled splashback. Floor to ceiling bespoke storage wall with built in laundry facilities.



Landing

Stairs from lounge. Radiator. Double glazed window to side. Airing cupboard.

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed window to front. Radiator.

Bedroom Two

11' 6" MAX x 10' 9" (3.50m x 3.27m)

Double glazed window to rear. Radiator.

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.28m)

Double glazed window to front. Over stairs storage cupboard. Radiator.

Bathroom

8' 8" x 7' 6" (2.64m x 2.28m)

Double glazed frosted window to rear. Freestanding bath tub with mixer taps. Shower cubicle. Low level WC. Wash hand basin with built in storage unit. Part tiled.



Front garden

Laid to lawn front garden with shrub border and planter. Paved pathway to front door and to side gate, leading to rear garden.

Rear Garden

Wall and fence enclosed rear garden with decking area coming out from dining area patio doors. Newly laid patio area to side of property with shed set back. Laid to lawn area with shingled path and shrubs and plants bordering. Access to front, rear parking area and garage.

Garage and Parking

Single garage with up and over door, power and lighting. Side door leading to rear garden. Parking in front of garage and in shingled parking area to the rear of the property.





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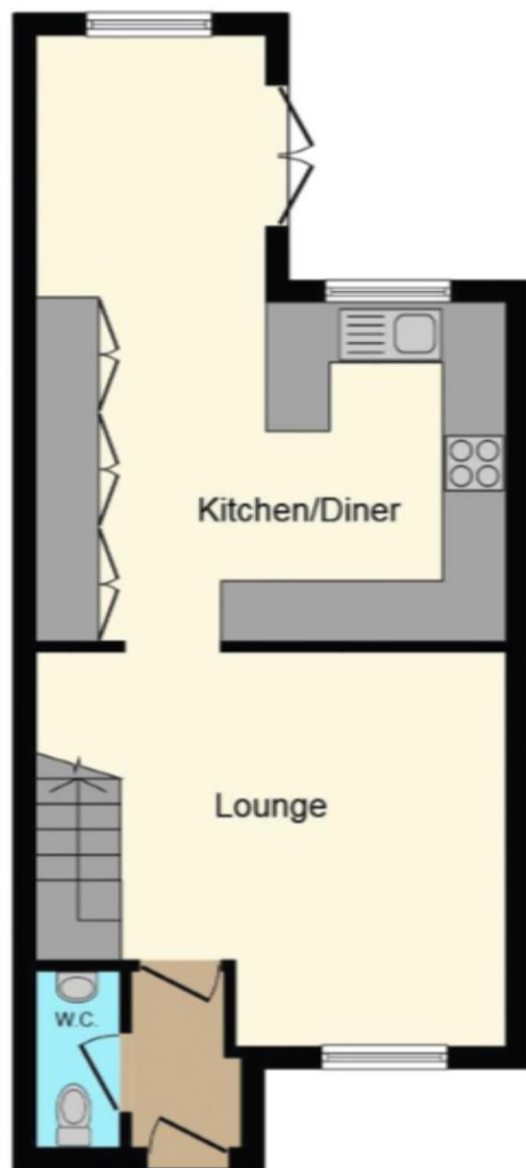


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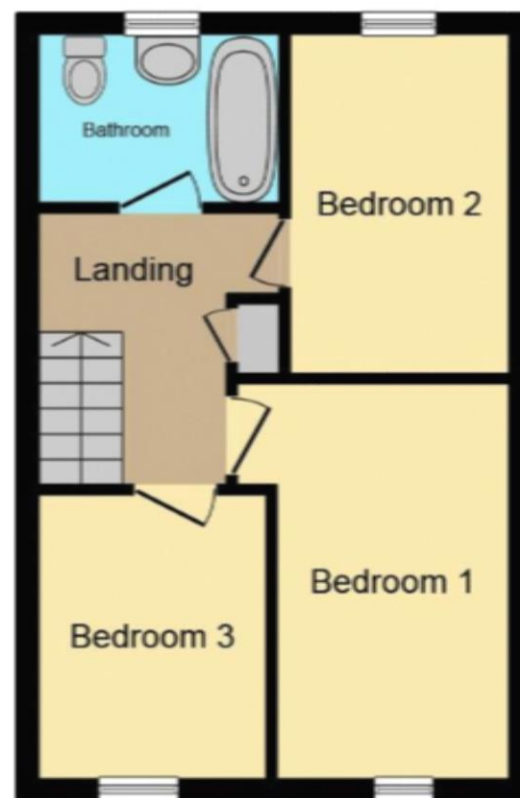


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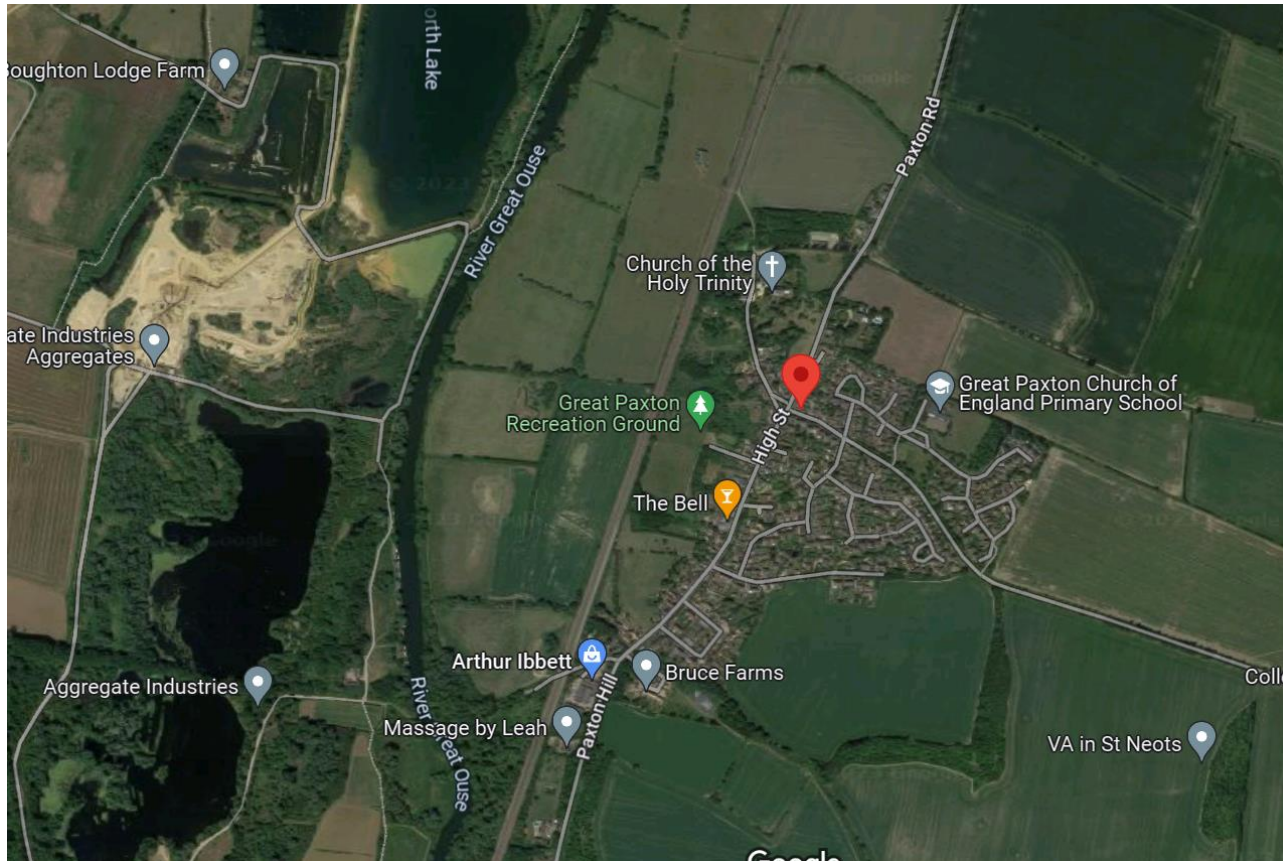
Floorplan



Ground Floor



First Floor



Council Tax Band: D
Local Schools: Great Paxton Primary School
EPC Rating: D
Tenure: Freehold
Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.