



RUSSELL KILLNER  
ESTATE AGENTS



## Pilgrim Cottage, 34 London Lane, Great Paxton, St. Neots PE19 6RH

### Location:

London Lane is situated in the popular village location of Great Paxton and the A1 road links are just a stone's throw away. Within walking distance, there is a local convenience store, a village pub called The Bell and a highly regarded primary school. For commuters, a short drive will take you to St. Neots train station which has access to both the North and London Kings Cross. Within a few miles is St. Neots town which offers a variety of high street shops, restaurants, bars and its own multi-screen cinema. On the doorstep of the town is a Riverside Park and on a summer's afternoon you can take advantage of beautiful scenery walking alongside the River Great Ouse.

- Beautifully positioned down a private lane and situated in a sought-after village
- Grade listed II country cottage dating back to the 1700s
- Three reception rooms with two of them boasting feature fireplaces
- Enriched with character and decorative beams throughout
- Spacious master bedroom with storage and balcony
- Wrap-around rear garden with an outbuilding ideal for an office space
- Single garage and gravel driveway with ample parking
- A perfect location for countryside, family and dog walks
- Within driving distance of St Neots town & surrounded by great road links
- Short drive to St Neots train station which has access to London Kings Cross

**Offers in excess of £485,000\***

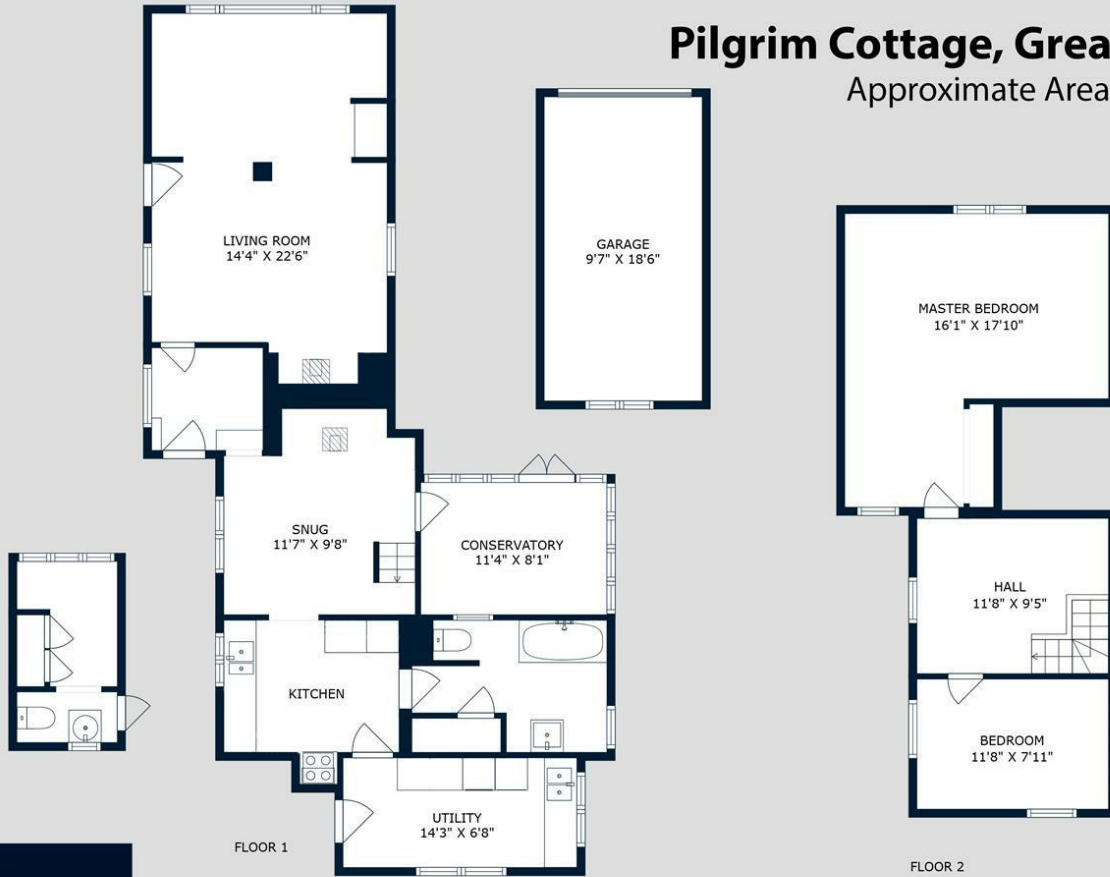
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# Pilgrim Cottage, Great Paxton

Approximate Area - 1144 sq. ft



GROSS INTERNAL AREA  
 FLOOR 1: 816 sq. ft, FLOOR 2: 328 sq. ft  
 EXCLUDED AREAS: SNUG: 144 sq. ft, GARAGE: 178 sq. ft, LOW CEILING: 123 sq. ft  
 TOTAL: 1144 sq. ft  
 ALL FLOOR PLANS PRODUCED WITHIN ACCORDANCE OF RICS GUIDELINES. PRODUCED BY RK.E.A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	