



RUSSELL KILLNER  
ESTATE AGENTS



## 31 Sweeting Avenue

, Little Paxton, PE19 6PZ

Offers in excess of £290,000

\*\*\* IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY \*\*\* Situated in the beautiful village of Little Paxton, this three bedroom semi detached family home comprises an entrance hallway, a generously sized lounge with a gas feature fireplace and a contemporary downstairs bathroom. The kitchen breakfast room offers a range of high and low level units, gas hob, electric fan oven, space for a freestanding dishwasher, washing machine and fridge freezer.

Upstairs features an open landing area boasting three spacious double bedrooms ideal for a growing family. The enclosed rear garden is laid to lawn with shrub borders and a patio area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating, a single garage and space at the rear for parking.

Council Tax: Band C  
Energy Supplier: Octopus Energy  
Water Supplier: Anglian Water  
Broadband Supplier: EE

Want to know how much your property is worth?

Please contact us to arrange a FREE no-obligation valuation!

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.

- Ideal for first time buyers or a growing family
- Sought after village location with a community feel
- Spacious three bedroom semi detached family home
- Generously sized lounge with a gas feature fireplace
- Kitchen breakfast room offering space for all essential appliances
- Benefits from gas central heating and double glazing
- Single garage with space for parking to the rear
- Walking distance to Paxton Pits nature reserve perfect for dog walkers
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes



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