



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



# 10 Manor Close

Little Paxton, St. Neots, PE19 6QE

Offers in excess of £325,000

\*\*\* BEING SOLD WITH NO ONWARD CHAIN \*\*\* Situated in the beautiful village of Little Paxton, this three bedroom semi-detached family home comprises an entrance hallway, a generously sized open lounge/ dining area with patio doors overlooking the rear garden and a traditional kitchen. The kitchen offers a range of high and low level units with space for all essential appliances.

Upstairs features an open landing area, a contemporary bathroom and three spacious bedrooms ideal for the growing family. The enclosed west facing rear garden is laid to lawn with shrub borders and a patio area perfect for entertaining. This freehold property further benefits from recently fitted double glazing, gas central heating, a single garage boasting a hardstanding driveway and is being sold with no onward chain.

Construction Materials: Brick.  
Council Tax: Band C.  
Energy & Gas Supplier: E On.  
Water & Sewerage Supplier: Anglian Water.  
Broadband Supplier: Virgin.  
Broadband Speed: 328 Mbps.  
Mobile Signal/ Coverage: Current owner uses O2 with no issues.

- Ideal for first time buyers or a growing family
- Sought after village location with a community feel
- Being sold with no onward chain
- Spacious three bedroom semi-detached family home
- Generously sized lounge/ dining area with patio doors overlooking the rear garden
- Benefits from gas central heating and double glazing
- Single garage boasting a hardstanding driveway
- Walking distance to Paxton Pits nature reserve perfect for dog walkers
- Short drive to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

## Viewing

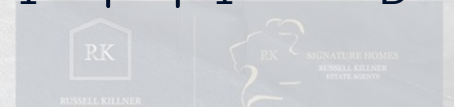
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



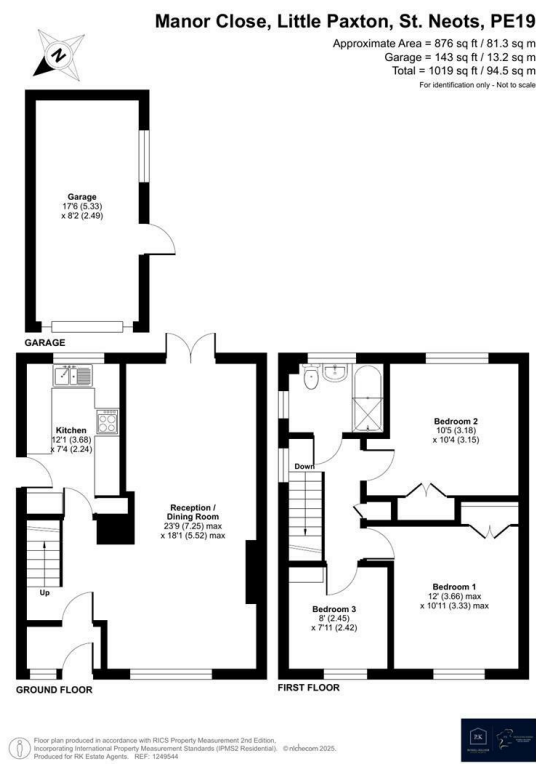
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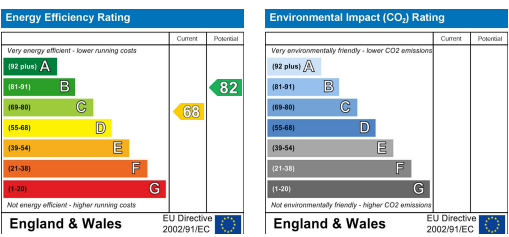
Floor Plan



Area Map



Energy Efficiency Graph



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