



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



## 4 Gordon Road

Little Paxton, St. Neots, PE19 6LU

### Offers in excess of £350,000

\*\*\* IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY \*\*\* Situated in the beautiful village of Little Paxton, this extended three bedroom semi-detached family home comprises an entrance hallway and a spacious lounge with doors leading to a stunning kitchen family room. Boasting BiFolding doors overlooking the rear garden, the modern kitchen offers a range of high and low level units, an island breakfast bar, gas hob, electric oven, integrated microwave, integrated dishwasher, space for a fridge freezer and washing machine.

Upstairs features an open landing area, a contemporary family bathroom and three spacious bedrooms ideal for the 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 with a brand new boiler and a single garage with a hardstanding driveway.

Construction Materials: Brickwork.  
Council Tax: Band C.  
Energy Supplier: British Gas.  
Water & Sewerage Supplier: Anglian Water.  
Broadband Supplier: TalkTalk.  
Broadband Speed: 100Mb.  
Mobile Signal/ Coverage: Current owner's use O2 and Vodafone with no issues.  
Parking: Single garage with a hardstanding driveway.

- Ideal for first time buyers or a growing family
- Sought after village location with a community feel
- Spacious three bedroom semi-detached family home
- Extended kitchen/ family area with BiFolding doors overlooking the rear garden
- Benefits from gas central heating with a brand new boiler and double glazing
- Enclosed rear garden with a patio area perfect for entertaining
- 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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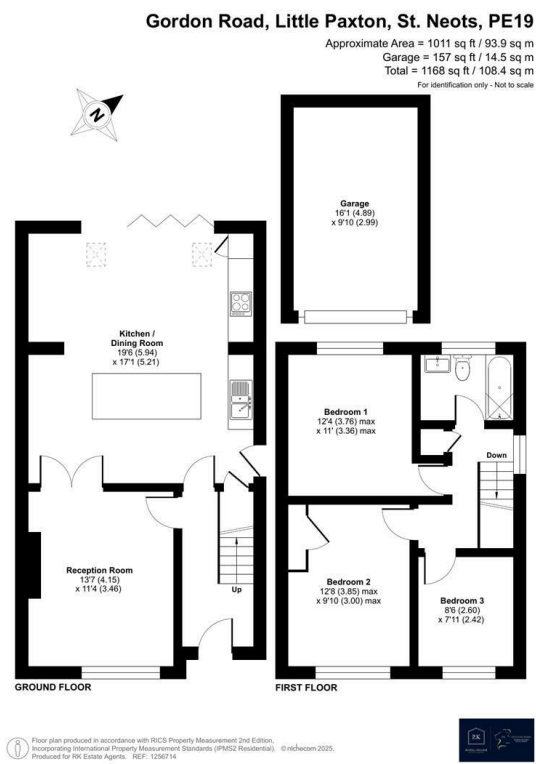
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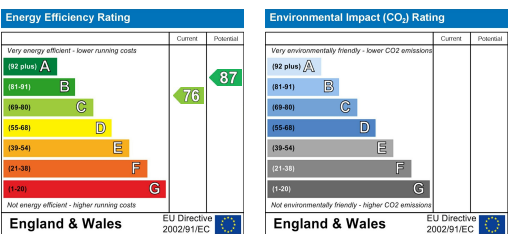
Floor Plan



Area Map



Energy Efficiency Graph



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