

**ten** sales &  
lettings

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35, Rectory Close, St. Neots, PE19 6RZ

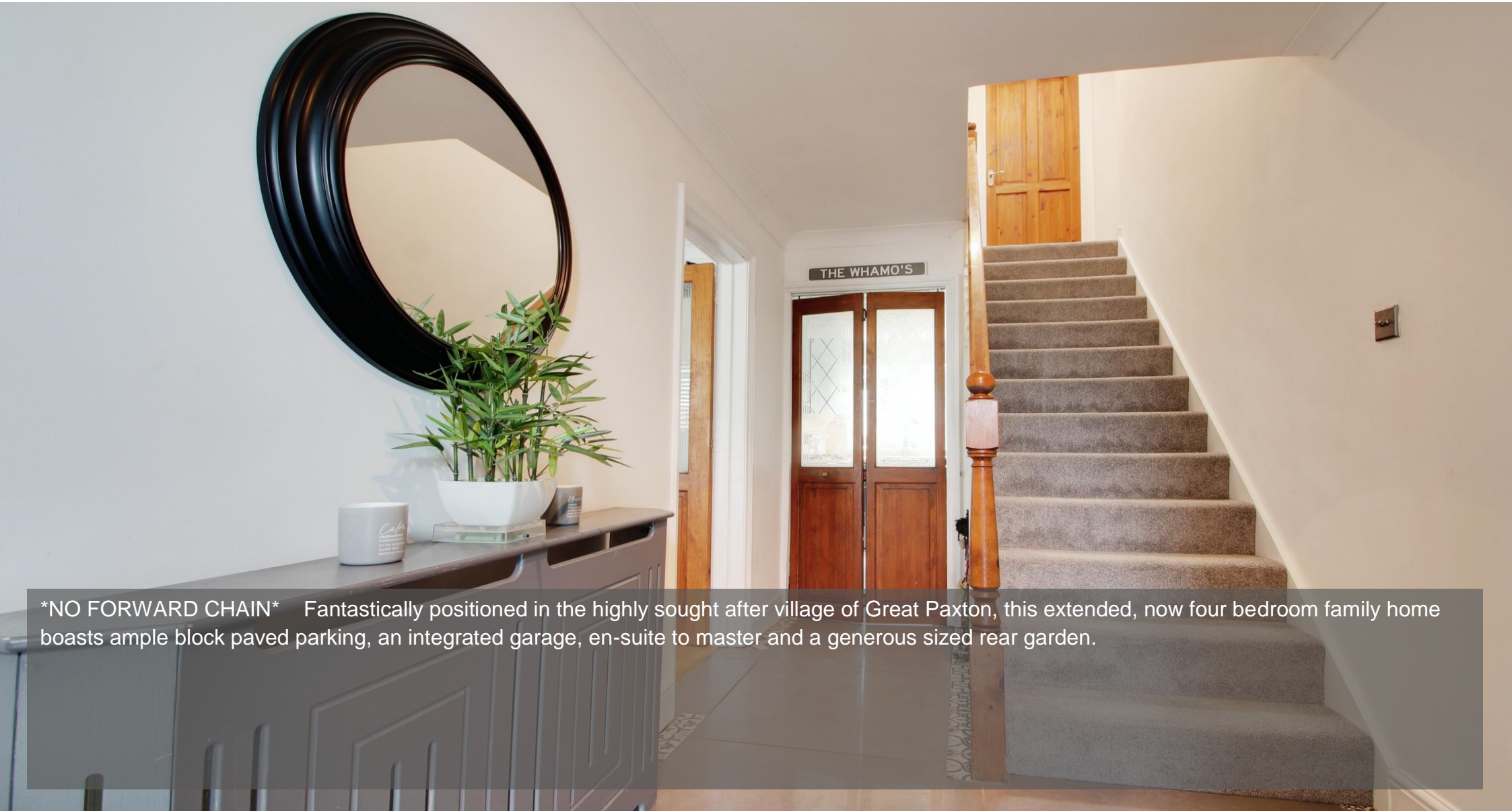
Bedrooms: 4 Bathroom: 2

£389,950

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# Property Features

- WALKING DISTANCE TO PRIMARY SCHOOL
- VILLAGE LOCATION
- CHAIN FREE
- EN-SUITE TO MASTER
- GARAGE
- EXTENDED MASTER BEDROOM & EN-SUITE (UNFINISHED)



**\*NO FORWARD CHAIN\*** Fantastically positioned in the highly sought after village of Great Paxton, this extended, now four bedroom family home boasts ample block paved parking, an integrated garage, en-suite to master and a generous sized rear garden.



# Room Details & Dimensions

## Entrance Hall

Double glazed door and windows to front. Doors to kitchen and lounge/diner.

## Lounge/Diner

*29' 8" x 11' 9" (9.04m x 3.58m)*

Double glazed window to front and patio doors to rear. Double glazed skylights. Radiator.

## Kitchen

*12' 0" x 7' 3" (3.65m x 2.21m)*

Double glazed window to rear. Door to utility area. Wall and base units with worktops. Electric oven and gas hob with extractor unit. Sink drainer. Plumbing for washing machine and dishwasher.



## Landing

Stairs from hallway. Doors to all bedrooms and family bathroom. Loft access.

## Bedroom One

*17' 7" x 9' 9" (5.36m x 2.97m)*

\*This room is an extension that is unfinished\* Double glazed window to front. Double glazed skylights.

## En-suite

\*This room is an extension that is unfinished\* Double glazed skylights. Low level WC. There is an unfitted shower that will remain with the property.

## Bedroom Two

*11' 9" MAX x 13' 4" MAX (3.58m x 4.06m)*

Double glazed window to front. Radiator. Built in wardrobes.

## Bedroom Three

*11' 9" x 10' 6" (3.58m x 3.20m)*

Double glazed window to rear. Built in wardrobe. Radiator.

## Bedroom Four

*8' 1" x 8' 0" (2.46m x 2.44m)*

Double glazed window to front. Radiator.

## Family Bathroom

Double glazed frosted window to rear. Low level WC. Wash hand basin. Bath with shower over. Tiling. Radiator.



### Garage and Parking

Single garage with up and over door. Power and lighting. Double glazed door and window to rear garden. Utility Area. Block paved driveway to front for multiple vehicles.

### Rear Garden

Enclosed garden with raised lawn and a variety of plants, tree's and shrubs bordering. Access to garage. Patio area with steps onto raised lawn. Decking area to rear of garden. Large jacuzzi in patio area.





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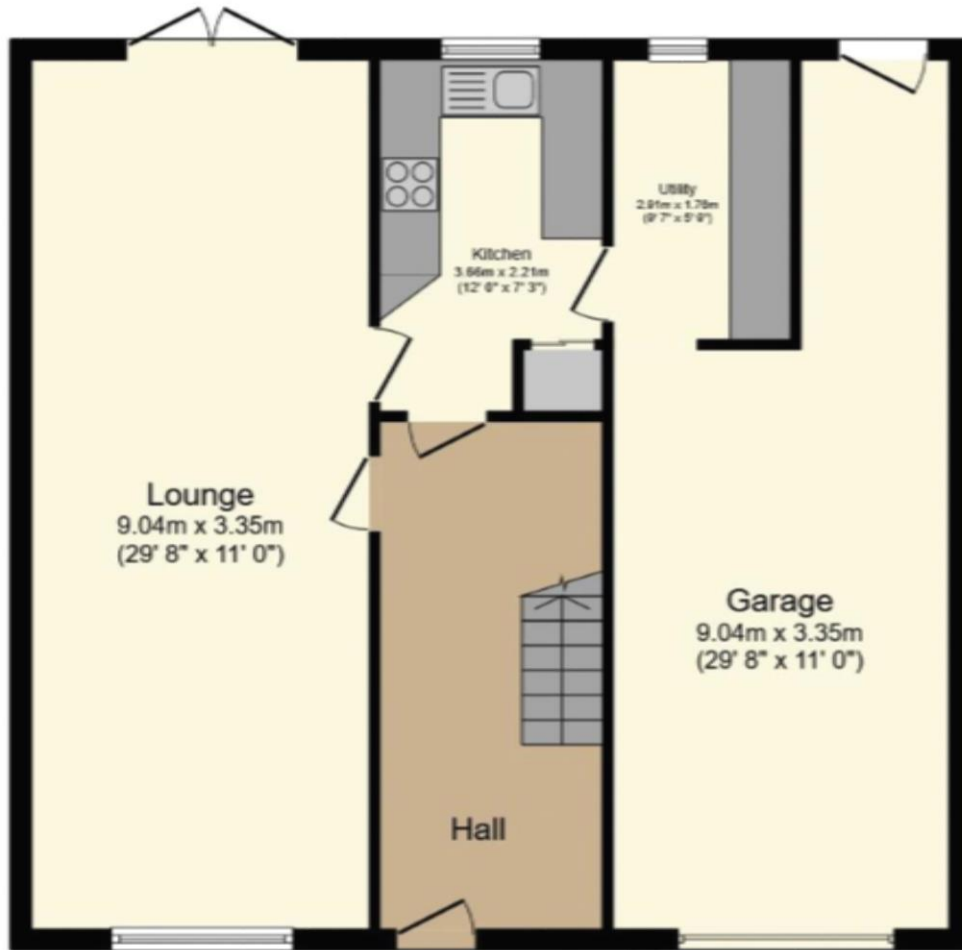


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# Floorplan



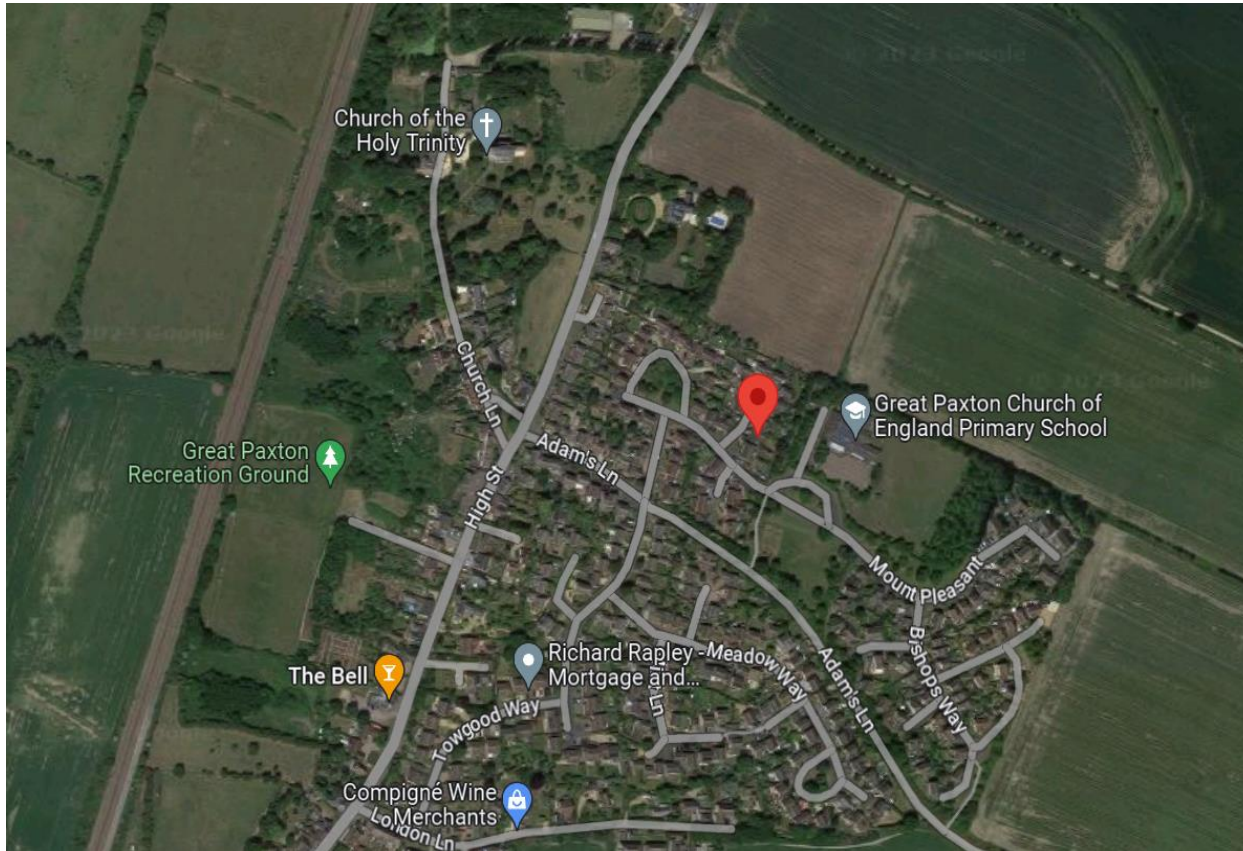
**Ground Floor**



**First Floor**

Total floor area 164.5 sq.m. (1,771 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Council Tax Band: C  
Local Schools:  
EPC Rating:  
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.