



30, High Street, St. Neots, PE19 6EY

Bedrooms: 3 Bathroom: 2

£450,000

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# Property Features

- **THREE BEDROOM DETACHED HOME**
- **LARGE DRIVEWAY FOR MULTIPLE VEHICLES**
- **SIZEABLE REAR GARDEN OVER 100FT IN LENGTH**
- **EXTENDED, RE-CONFIGURED AND REFURBISHED**
- **TWO SINGLE GARAGES AND SUMMER HOUSE**
- **POTENTIAL FOR FURTHER EXTENSION**
- **EN-SUITE, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM**
- **CONSERVATORY WITH PATIO DOORS TO REAR GARDEN**

Situated in the highly sought after village of Little Paxton, this extensive and stunning family home is located within close proximity to the village playing fields, nature reserve & lakes, village pub, primary school, main road links and other amenities.

The property, which has been completely renovated, reconfigured and extended by the current owners, sits on an extremely generous plot boasting an ample drive, suitable for a number of vehicles, a rear garden which is over 100ft in length along with the home itself which has multiple opportunities for further extension (stpp), on top of an integral garage, a separate garage parallel and multiple sheds & summer houses.

Downstairs you are greeted by a spacious and bright hall with stairs to the first floor, both access to the garage and downstairs cloakroom, a well thought out lounge with half wall to the dining area, providing a separate living space but also offering a fantastically flowing social space. Then onto the 22ft stylish kitchen/diner overlooking the rear garden with both double sink and double oven! Lastly on the ground floor is a sizeable half brick, half UPVC conservatory with patio doors to the exceptional rear garden. Some rooms even boast underfloor heating!

On the first floor, the bright and spacious spaces continue with a well-proportioned landing space leading to a generous master bedroom and contemporary en-suite, along with two further bedrooms and family bathroom.

This spectacular property is the tailor-made family home for anyone looking to live in an established, sought after community village with no compromises. Viewings are by appointment only.



# Room Details & Dimensions

## Entrance Hall

Double glazed UPVC door to front. Double glazed frosted window to front. Built in shoe storage. Stairs to landing. Doors to integral garage, cloakroom, kitchen/diner and lounge. Radiator.

## Lounge

*11' 9" x 11' 9" (3.58m x 3.58m)*

Double glazed window to front. Radiator. TV point.

## Cloakroom

Low level WC. Wash hand basin. Understairs storage cupboard.

## Kitchen/Diner

*22' 2" x 9' 2" (6.75m x 2.79m)*

Double glazed window to rear garden. Fitted kitchen with wall and base units, worktops, double oven, gas hob, extractor and double stainless steel sink/drainer. Radiator. Tiled floor with underfloor heating. Doorway to Conservatory.

## Conservatory

*12' 6" x 10' 0" (3.81m x 3.05m)*

UPVC and brick build conservatory with tiled floor and underfloor heating. Radiator. Double glazed full windows to rear garden. Clerestory windows to side. Double glazed patio doors to rear garden.



## Landing

Stairs from entrance hall. Doors to all bedrooms and family bathroom. Loft access. Airing cupboard.

## Bedroom One

*12' 8" x 12' 7" (3.86m x 3.83m)*

Double glazed window to rear. Radiator. Door to en-suite.

## En-suite

*6' 7" x 5' 0" (2.01m x 1.52m)*

Double glazed frosted window to rear. Fully tiled with double walk in rainfall shower. Low level WC. Wash hand basin. Heated towel rail.

## Bedroom Two

*14' 9" x 9' 1" (4.49m x 2.77m)*

Double glazed window to front. Radiator.

## Bedroom Three

*9' 9" x 6' 3" (2.97m x 1.90m)*

Double glazed window to rear. Radiator.

## Family Bathroom

*7' 0" x 5' 9" (2.13m x 1.75m)*

Double glazed frosted window to front. Part tiled. Bath with mixer taps. Low level WC. Wash hand basin. Radiator.



## Front garden/driveway

Fence enclosed gravel driveway for multiple vehicles. Raised beds and shrubs to border. Gated side access.

## Garage

20' 0" x 9' 9" (6.09m x 2.97m)

Garage door to front. Doors to entrance hall and rear garden. Boiler and hot water cylinder. Power, lighting and plumbing for washing machine.

## Rear garden

Fence enclosed garden with patio area, a large lawn, a variety of shingled areas dedicated to feature garden shrubs & ornaments. A second single garage separate from the property with power and lighting. Greenhouse. Summer house with power. Planting beds and shrubs to the side. Two sheds. Gated access to front drive.

## Additional information

Tenure: Freehold

Lease length: N/A

Ground Rent: N/A

Service Charge: N/A

Construction Type: Traditional Brick

Parking: Driveway

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating supply: Gas Central Heating

Mobile Signal: Good

Broadband Signal: Very Good

Council Tax: D

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No

Any Planning Permissions & Development Proposals: No

Any floods in last 5 years: No

Accessibility & Adaptions: None





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# Floorplan



Ground Floor



First Floor

Total floor area: 123.9 sq.m. (1,334 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Council Tax Band: D

Local Schools: Little Paxton Primary School

EPC Rating: TBC

### 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.