



**RUSSELL KILLNER**  
ESTATE AGENTS



**BRITISH  
PROPERTY  
AWARDS**  
2025

**GOLD WINNER**

ESTATE AGENT  
IN ST. NEOTS



# 11 Booth Way

Little Paxton, St. Neots, PE19 6JU

Offers in excess of £300,000

\*\*\* RARE CHAIN-FREE PROPERTY DON'T MISS OUT! \*\*\* Situated in the highly sought-after village of Little Paxton, this spacious three-bedroom semi-detached family home offers comfortable living in a popular community setting. The property features an inviting hallway leading to a generous lounge and a bright kitchen/ dining area fitted with a range of high and low-level units, gas hob, and electric oven. A single patio door opens out to the west-facing rear garden, with the added convenience of side access and a useful storage cupboard in the kitchen.

Upstairs, the home provides three well-proportioned bedrooms, each offering ample space, along with a family bathroom and an open landing area. This freehold property further benefits from double glazing, gas central heating, a single garage, and is being offered with no onward chain, making it an excellent opportunity for families, first-time buyers, or investors.

Type of Construction Materials: Brick/ Block.  
Council Tax: Band C.  
Energy Supplier: E. ON  
Water & Sewerage Supplier: Anglian Water.  
Broadband Supplier: N/A Vacant.  
Broadband Speed: Unknown Vacant.  
Mobile Signal/ Coverage: Unknown Vacant.  
Parking: Single Garage.

- Offered with no onward chain, creating a smooth and stress-free purchase opportunity
- Spacious three-bedroom semi-detached home in the highly sought-after village of Little Paxton
- Generous lounge and bright kitchen/ dining area with a range of units, gas hob & electric oven
- Three well-proportioned bedrooms and a family bathroom off an open landing area
- West-facing rear garden with patio door access, perfect for afternoon and evening sunshine
- Freehold property with double glazing and gas central heating throughout
- Includes a single garage, ideal for parking or additional storage
- Minutes from local amenities including a doctor's surgery, convenience store & primary school
- Moments from the stunning Paxton Pits Nature Reserve perfect for scenic walks and wildlife lovers

## 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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3



1



2



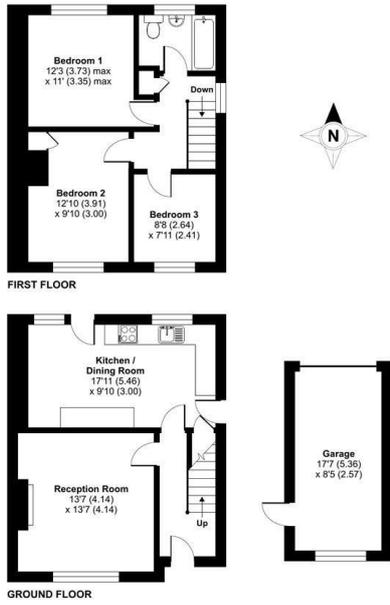
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# Floor Plan

## Booth Way, Little Paxton, St. Neots, PE19

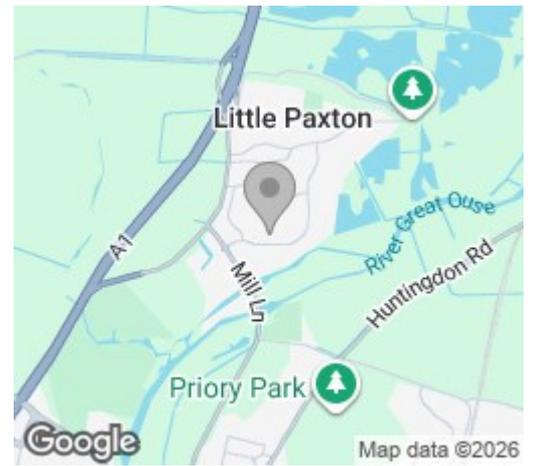
Approximate Area = 897 sq ft / 83.3 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1047 sq ft / 97.2 sq m  
 For identification only - Not to scale



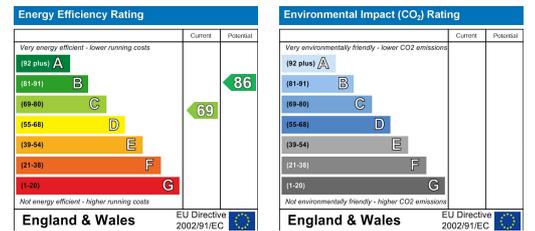
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rickocom 2025. Produced by Rk Estate Agents. REF: 138059.



# Area Map



# Energy Efficiency Graph



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