



## 6 Town Orchard

Southoe, St. Neots, PE19 5YJ

£410,000



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Located in Southoe St Neots, is this chain free detached, four double bedroom family home, with off road parking and a garage.

Step inside a welcoming entrance hall leading through to a bright and spacious lounge. A large window and French Doors provide plenty of natural light and beautiful garden views. Across from the lounge is the kitchen and a separate dining room, complete with a traditional serving hatch. This space could be knocked through and transformed into a larger entertaining space. Next door is a convenient W/C and an under stair storage cupboard.

Heading upstairs is a large landing offering views across to St Leonards Church. The bedrooms are all double in size, with bedrooms one and three having built-in wardrobe space. The family bathroom has been modernised with a walk-in shower, vanity sink, and has a storage cupboard for towels and linen.

The east-facing garden is a real suntrap, featuring a well-kept lawn, a variety of shrubs and plants, and a pergola providing welcome shade. To the rear, there is a patio area suitable for garden furniture, perfect for relaxing during the warmer months. A wraparound patio leads to the kitchen and to additional shed storage.

To the front, a resin driveway provides parking for two cars, along with a garage equipped with lighting and power. The property is positioned in the corner of a quiet cul-de-sac, offering both peace and



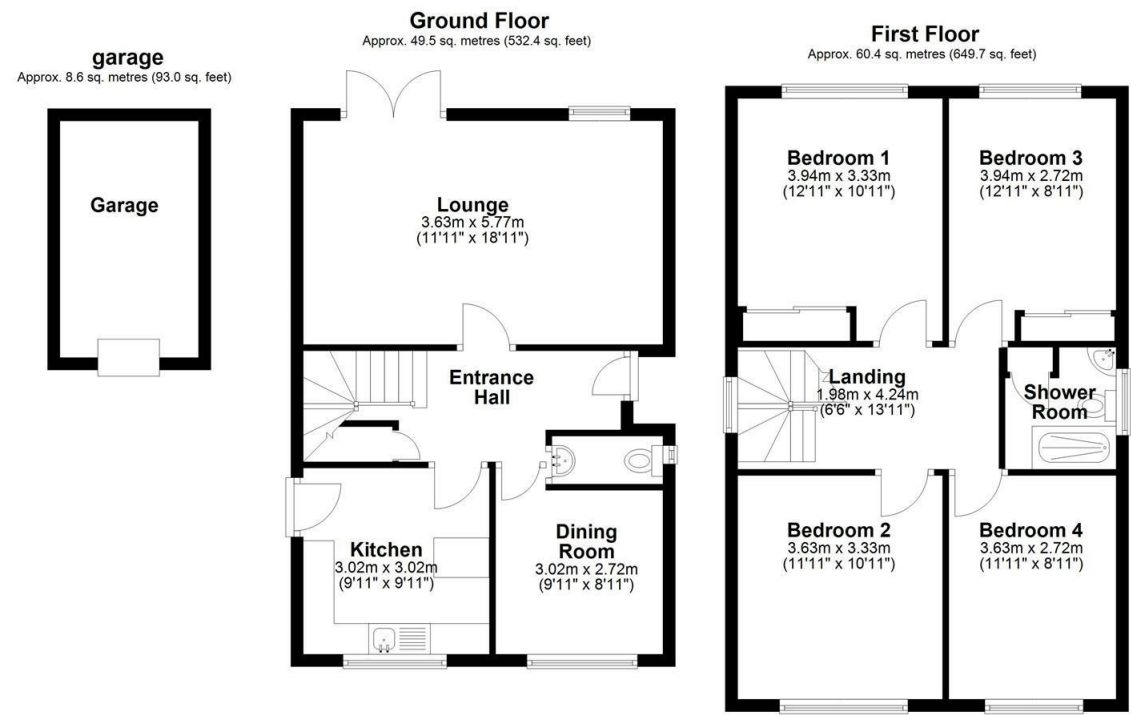


privacy.

Southoe is situated just off the A1M northbound carriageway, between Little Paxton and Buckden, offering excellent transport links. The village benefits from a play area, sports field and village hall, as well as an abundance of countryside walks to neighbouring villages including Diddington and Hail Weston. There are also cycle routes to Grafham Water and further afield via the National Cycle Network. The catchment schools are Buckden CofE Primary School and Hinchingsbrooke School, with school bus services provided.

A must see family home perfect for a growing family.

Floor Plan



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)

Viewing

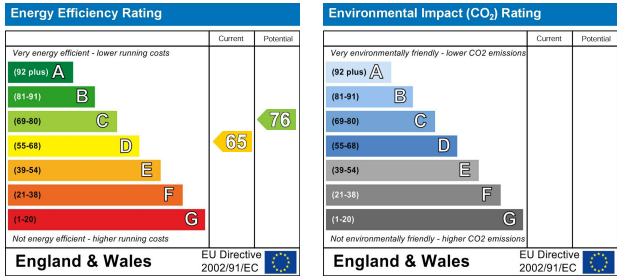
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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