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SCHOOL LANE, ROXTON, MK44 3DR

GUIDE PRICE £435,000

Well-Presented Three-Bedroom Home in Sought-After Roxton Village

This attractive three-bedroom home is ideally situated on the edge of the highly desirable village of Roxton, forming part of an exclusive development of five properties built in 2003/2004 by local developers, Burgess Homes Ltd. Offering a blend of comfortable living space in a peaceful semi-rural setting, this property is perfect for families and commuters alike.

The property welcomes you with an oversized storm porch leading into an inviting entrance hall providing access to a convenient ground floor WC and a well-proportioned living room.

Twin French doors connect the living room to the dining area and the fitted kitchen, creating a bright and versatile layout ideal for both relaxing and entertaining.

The kitchen is well-equipped with ample space, an abundance of cupboards and integrated appliances while a separate utility room adds further practicality. The kitchen, dining room and utility room all overlook and provide direct access to the private rear garden.

Upstairs, the property offers three good-sized bedrooms. The master bedroom benefits from an en-suite shower room and fitted wardrobes, while the second double bedroom also includes fitted storage. A third bedroom and a modern family bathroom complete the first floor.

The front garden is a generous sized and mainly laid to shingle for easy maintenance, whilst the established hedges create a degree of privacy and help define the borders.

The rear garden is enclosed and designed for easy maintenance, mainly laid to lawn with gated front & rear accesses leading onto the residents private parking and garaging areas.

The home also enjoys pleasant views over the St Mary Magdalene C of E Church and Roxton CE Academy school to the front.

The property sits adjacent to the Roxton Village Millennium Green, creating a relaxing green space for the local community. Roxton is a charming countryside village offering a peaceful lifestyle while remaining highly convenient for commuters.

The village itself features a school, post office, church and playing field, along with beautiful surrounding countryside ideal for walking. Additional shopping facilities can be found in nearby Sandy, St Neots and Bedford.

The A1 and A421 are easily accessible and mainline train stations at Sandy, St Neots and Bedford provide excellent transport links.







Additional Information

Chain free

Semi-rural setting

Excellent commuter links

Spacious and well-maintained throughout

Good sized accommodation throughout as well as generous front and rear gardens.

Vistors parking & private residents parking & single garage.

Viewing is highly recommended to fully appreciate the space, setting and lifestyle this home has to offer.









