



Gordon Road, Little Paxton, PE19 6ND  
£340,000

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LATCHAM  
DOWLING

ESTATE AGENTS

**\*\*\*WELL PRESENTED AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN POPULAR VILLAGE LOCATION\*\*\***

Situated within easy reach of all the amenities Little Paxton offers, including the Nature Reserve, playing fields and of course the extremely popular Primary School, this lovely three double bedroom semi detached family home offers a bright and spacious interior, but also with the potential to extend to the side (STPP) and still leaving a generous South East facing rear garden to enjoy!! Inside, there are two separate reception rooms including a large living room with French doors leading to the garden, a lovely kitchen/ breakfast room and then the three double bedrooms and a modern family bathroom on the first floor. In addition, there's a driveway providing off road parking and an EV charging point. All in all, we think this is a tremendous family home and in a really lovely village location!!



**Entrance Via**

**Entrance Porch**  
5'11 x 5'3 (1.80m x 1.60m)

**Dining Room**  
16'4 x 9'9 (4.98m x 2.97m)

**Kitchen/ Breakfast Room**  
16'3 x 7'9 (4.95m x 2.36m)

**Living Room**  
17'11 x 11'7 (5.46m x 3.53m)

**First Floor Landing**

**Bedroom One**  
18'0 x 9'8 max (5.49m x 2.95m max)

**Bedroom Two**  
12'1 x 8'11 (3.68m x 2.72m)





**Bedroom Three**  
12'0 x 8'8 (3.66m x 2.64m)

**Bathroom**  
8'4 x 5'7 (2.54m x 1.70m)

**Side and Rear Garden**

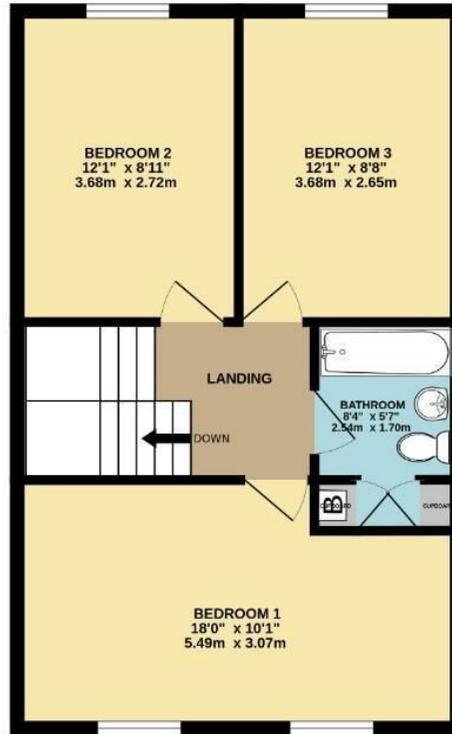
**Front Of Property**



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

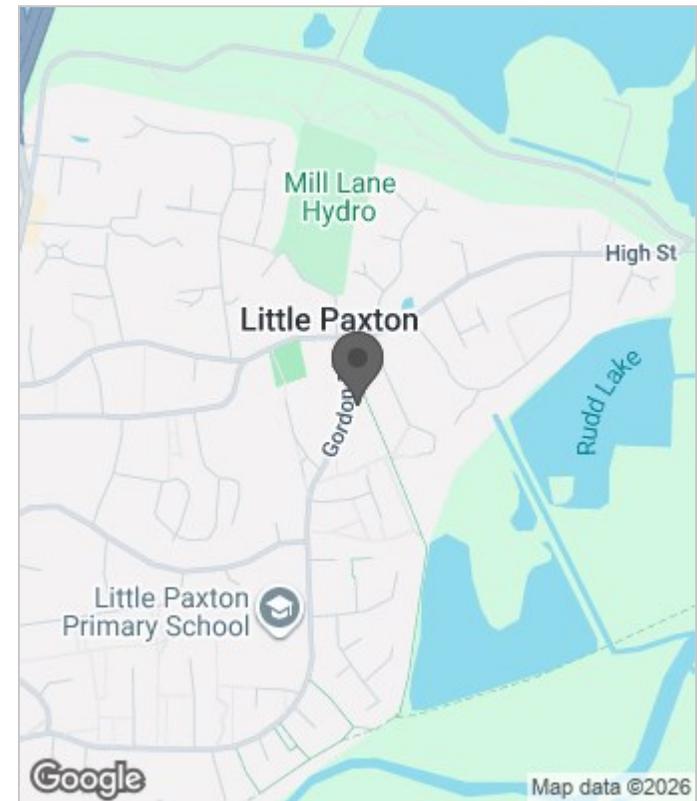


1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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