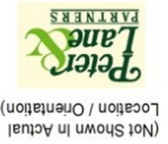
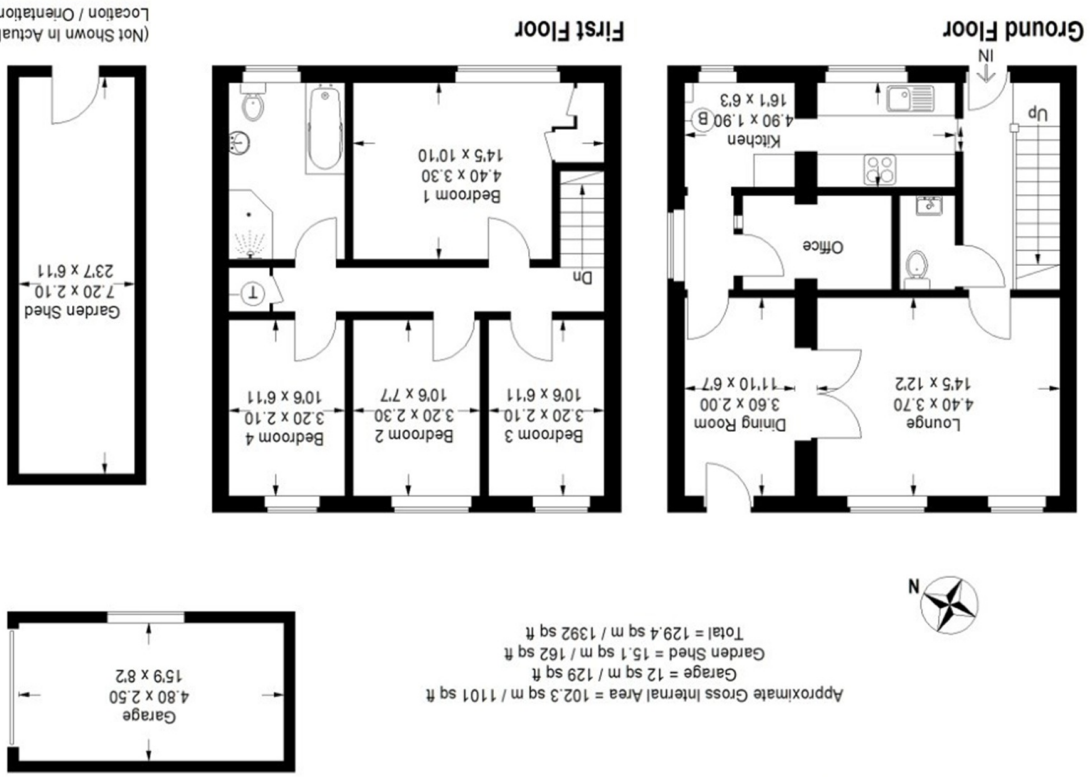


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

Hayling Avenue, Little Paxton, St. Neots, PE19 6HG



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID847266)

(Not Shown in Actual Location / Orientation)



- An extended FOUR BEDROOM END TERRACE SITUATED ON A CORNER PLOT in this popular village location within walking distance of the Nature Reserve.
- Four piece family bathroom, downstairs Cloakroom/WC
- Garage and driveway to the rear
- Separate Lounge and Dining Room.
- West Facing Rear Garden.
- Large WORKSHOP

Ground Floor

Double glazed entrance door leading to

Entrance Hall

Staircase rising to first floor landing, wood block flooring, radiator. Doors leading off to Cloakroom, Lounge and Kitchen.

Cloakroom / WC

Fitted low level WC, wall mounted wash hand basin, tiled splashback surrounds, wood block flooring.

Lounge

4.40m x 3.70m (14' 5" x 12' 2"). Two double glazed windows to rear aspect, radiator, television point. Double doors to Dining Room

Dining Room

3.60m x 2.00m (11' 10" x 6' 7"). Double glazed door leading out to the rear garden and internal door to side hallway. Radiator, wood block flooring.

Kitchen

4.90m x 6.30m (16' 1" x 20' 8"). Double glazed window to front aspect. Fitted kitchen comprising of single drainers sink unit with cupboards under. A range of base and wall mounted cupboards, tiled splashback surrounds, built in oven and gas hob with extractor fan over. Archway to Utility Area.

Utility Area

Double glazed window to front aspect, wall mounted central heating boiler, base and wall mounted cupboards. Door to side hallway.

Side Hallway

Double glazed window to side aspect. Door to large walk in storage room / hobbies room. Door to dining room.

Store Room / Hobbies Room

A large walk in internal storage room / hobbies room or study area.

First Floor Landing

Built in airing cupboard, access to loft space. Door leading off to bedrooms and bathroom.

Bedroom One

4.40m x 3.30m (14' 5" x 10' 10"). Double glazed window to front aspect, radiator, built in louvre door wardrobes and storage cupboard offering storage

Bedroom Two

3.20m x 2.30m (10' 6" x 7' 7"). Double glazed window to rear aspect, radiator.

Bedroom Three

3.20m x 2.10m (10' 6" x 6' 11"). Double glazed window to rear aspect, radiator.

Bedroom Four

3.20m x 2.10m (10' 6" x 6' 11"). Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to front aspect. A refitted four piece suite comprising of low level WC, pedestal wash hand basin, side panelled bath, and separate fully tiled shower cubicle, tiled splash back surrounds, heated towel rail, wall mounted mirror with light over.

Outside

The property is situated on a corner plot. The front garden is laid to lawn being hedgerow enclosed with side access leading to the rear garden. The rear garden is West facing with paved patio area, lawn area, flower and shrub borders. Side and rear gated access. There is a large workshop with power and light connected measuring 7.2m x 2.1m (23' 7" x 6' 11").

Garage

4.80m x 2.50m (15' 9" x 8' 2") A single brick built garage with up and over door, with power and light connected. Approached via driveway which offers additional off road parking.

