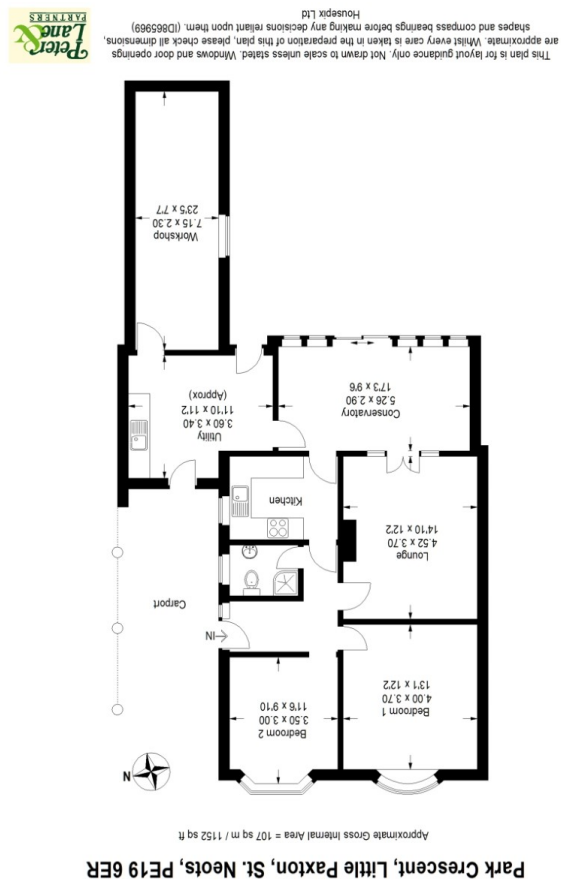
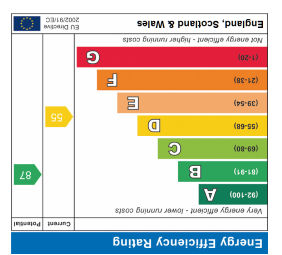


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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







## 13 Park Crescent, Little Paxton St Neots PE19 6ER

£385,000

- An established TWO DOUBLE BEDROOM semi detached Bungalow situated in this popular village location.
- CONSERVATORY AND LARGE WORK SHOP.
- Driveway offering off road parking for two cars.
- REFITTED KITCHEN AND SHOWER ROOM.
- Large Utility / Lobby Area.
- OFFERED WITH NO CHAIN.

### Ground Floor

Double glazed entrance door and side panel leading to

### Entrance Hall

Access to insulated loft space which is part boarded with power and light connected, central heating boiler, fitted loft ladder. Radiator, smoke detector, telephone point, central heating thermostat, sunken spotlighting to ceiling. Doors leading off the bedrooms, lounge, kitchen and shower room.

### Bedroom One

4.03m x 3.68m (13' 3" x 12' 1"). Double glazed leaded Bow window to front aspect, radiator.

### Bedroom Two

3.55m x 2.95m (11' 8" x 9' 8"). Double glazed walk in leaded bow window to front aspect, radiator, telephone point.

### Shower Room

2.04m x 1.80m (6' 8" x 5' 11"). Double glazed leaded window to side aspect. Refitted white suite comprising of fully tiled corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, fitted wall mirror with lights and shaver point, sunken ceiling spot lighting, tiled floor and fully tiled walls.

### Lounge

4.51m x 3.70m (14' 10" x 12' 2"). Double Glazed French doors and two double glazed windows leading into the conservatory, radiator, television point.

### Kitchen

2.96m x 2.12m (9' 9" x 6' 11"). Double glazed leaded window to side aspect. A refitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under. A range of base and wall mounted cupboards offering storage space, incorporating drawer units, pull out unit, complementary work surface over. Built in electric oven and hob with extractor hood over, built in undercounter fridge, tiled splashback surrounds, tiled floor, wall mounted central heating timer and controls. Double glazed door to rear.

### Conservatory

5.27m x 2.88m (17' 3" x 9' 5"). Double glazed Tilt and Turn patio doors leading out to the rear garden and double glazed Tilt and Turn windows to rear aspect, tiled floor, radiator, electric power points. Door to

### Utility Area / Rear Lobby

3.62m x 3.57m (11' 11" x 11' 9"). Single drainer stainless steel sink unit, base and wall mounted storage cupboards, worksurface, space for washing machine and tumble dryer. Separate fuse box. Perspex roof, Double glazed door leading to the front driveway, double glazed door leading to the rear garden. Door to workshop.

### Workshop

7.16m x 2.32m (23' 6" x 7' 7"). Window to side aspect, power and light connected.

### Garden

The front garden is enclosed by a dwarf ornamental wall, there is a small lawn area with ornamental working lamp post and a block paved driveway leading to a covered carport which offers off road parking for a couple of vehicles. Outside water tap.

The rear garden is laid to lawn with borders, fence enclosed to each side and a rear fence boundary fence will be erected.

