Gordon Road, Little Paxton, PE19 6ND

£325,000

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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)

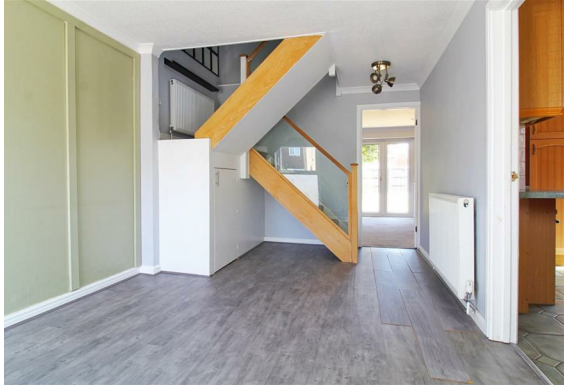
Kitchen/ Breakfast Room
16'3 x 7'9 (4.95m x 2.36m)

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)

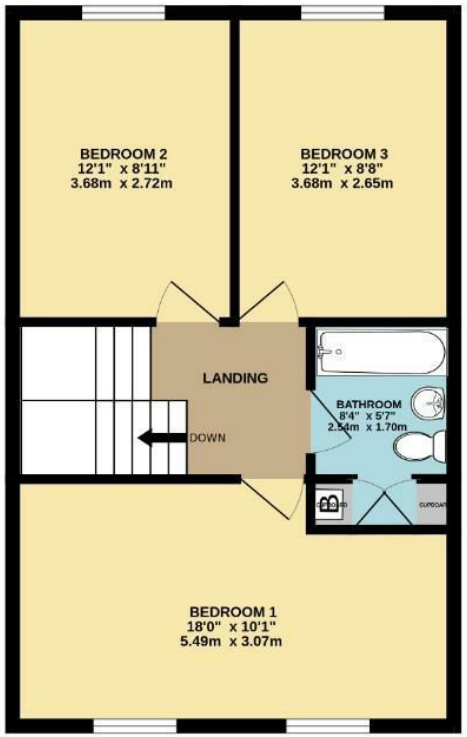
Bathroom
8'4 x 5'7 (2.54m x 1.70m)

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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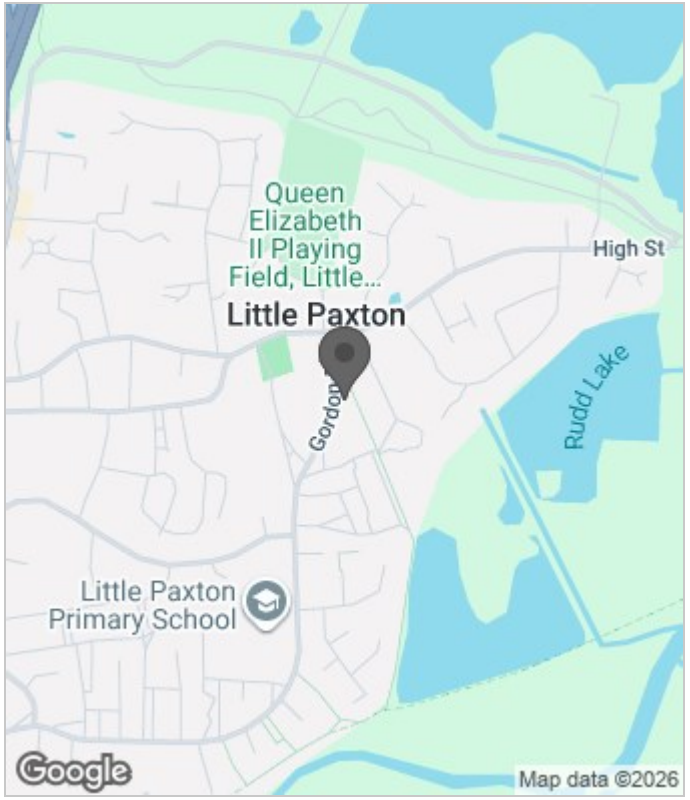

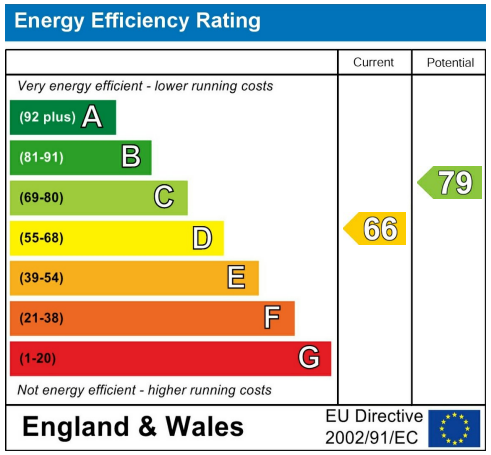

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