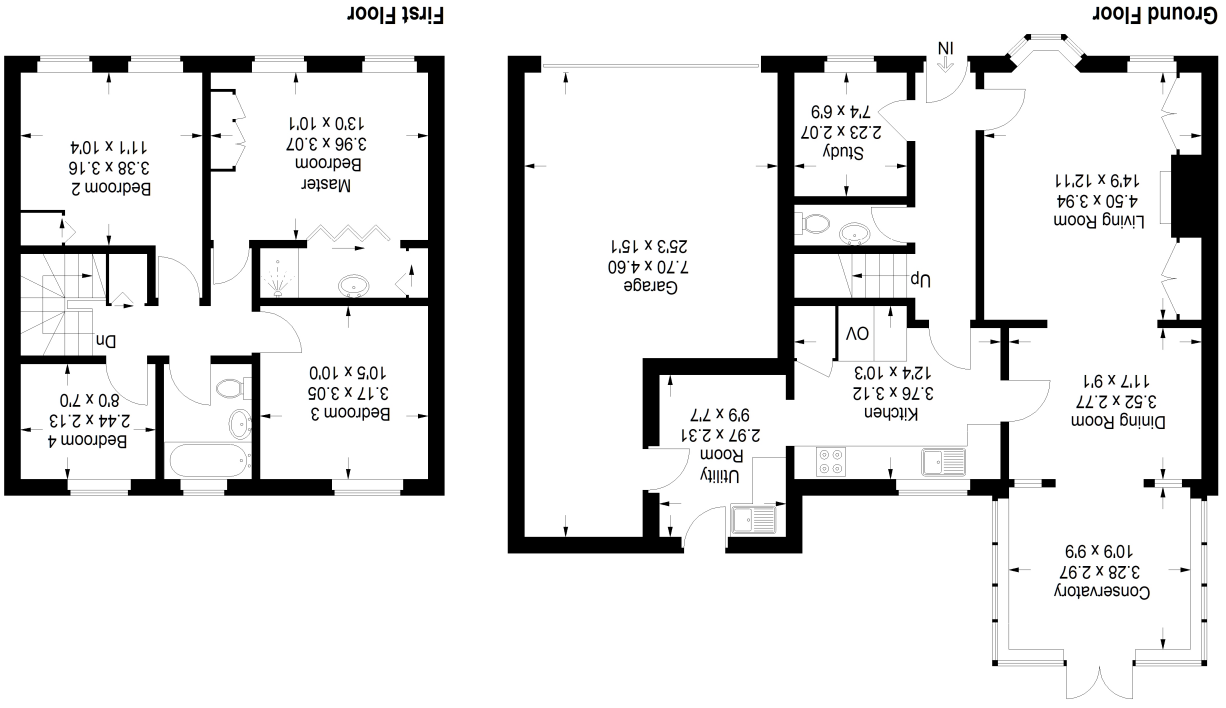


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(29-38)
F	(13-28)
G	(1-12)
Very energy inefficient - higher running costs	

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. (ID1022530)



**Meadow View, Etitsey, St. Neots, PE19 6TP**  
Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft  
(Including Garage)





## 6 Meadow View, Eltisle, St Neots PE19 6TP OFFERS OVER £600,000

- Sought after Village location.
- West facing rear garden.
- PVCu double glazing.
- Cul-de-sac of just six houses close to Village Green.
- Three reception rooms and Conservatory.
- Oversized Double Garage.
- Generous plot with scope to extend, subject to planning permission.

### Ground Floor

#### Accommodation

Part glazed door to

#### Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator

#### W.C

close coupled W.C, wash hand basin, window

#### Study

2.23m x 2.07m (7' 4" x 6' 9") window to the front aspect, radiator

#### Kitchen

3.76m x 3.12m (12' 4" x 10' 3") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated dishwasher, oven, hob and extractor, under stairs storage cupboard, window to the rear aspect, radiator

#### Utility Room

2.97m x 2.31m (9' 9" x 7' 7") tall storage cupboards, cupboard housing oil fired boiler, base level cupboard, work surface with stainless steel single drainer sink unit, plumbing for washing machine, personal door to the Garage, glazed PVCu door to the rear garden

#### Lounge

4.50m x 3.94m (14' 9" x 12' 11") two windows including bow window to the front aspect, fireplace with electric log burner style fire inset and fitted cabinets to the side, TV point, coved ceiling, wall light points, radiator

#### Dining Room

3.52m x 2.77m (11' 7" x 9' 1") coved ceiling, radiators

#### Conservatory

3.28m x 2.97m (10' 9" x 9' 9") PVCu with double glazed windows and French doors to the rear garden, tiled floor

### First Floor

#### First Floor Landing

window to the side aspect, coved ceiling, shelved storage cupboard, loft access

#### Bedroom One

3.96m x 3.07m (13' 0" x 10' 1") two windows to the front aspect, radiator, fitted wardrobes

#### En-Suite

fully tiled shower, vanity unit with wash basin, shelved storage cupboard

#### Bedroom Two

3.38m x 3.16m (11' 1" x 10' 4") two windows to the front aspect, radiator, built in cupboard with hanging and shelves storage space

#### Bedroom Three

3.17m x 3.05m (10' 5" x 10' 0") window to the rear aspect, coved ceiling, radiator

#### Bedroom Four

2.44m x 2.13m (8' 0" x 7' 0") window to the rear aspect, coved ceiling, radiator

#### Bathroom

bath with mixer tap and shower attachment, vanity unit with wash basin, W.C, frosted window, towel radiator

### Outside

#### Gardens

the front garden is open and laid to lawn with flower and shrub borders. The driveway to the side offers off road parking for two vehicles leading to the Double Garage. The rear garden is West facing, fully enclosed and laid mainly to lawn with mature flower and shrub borders. There is a personal door into the Double Garage

#### Double Garage

7.70m x 4.60m (25' 3" x 15' 1") maximum. an oversized double garage with up and over door, power, light and personal doors to the Utility Room & rear Garden

