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Country	Current	Previous
England, Scotland & Wales	89	95

Very energy efficient – lower running costs  
(20+)

A

(15-17)

B

(10-13)

C

(5-8)

D

(3-5)

E

(2-3)

F

(1-2)

G

Not energy efficient – higher running costs

EU directive

Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area  
Ground Floor = 93.6 sq m / 1,007 sq ft  
First Floor = 91.7 sq m / 987 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 215.8 sq m / 2,322 sq ft







## 34 The Green, Eltisley, St Neots, Cambridgeshire PE19 6TG £750,000

- FIVE BEDROOMS with EN-SUITE BATHROOM to Bedroom One.
- KITCHEN BREAKFAST ROOM.
- DOUBLE GARAGE.
- ENERGY EFFICIENT SOLAR PANELS & AIR-SOURCE HEAT PUMP.
- TWO RECEPTION ROOMS.
- UTILITY ROOM.
- GATED DRIVEWAY.
- EV CHARGER.



### Ground Floor

#### Accommodation

Storm porch with door to

#### Entrance Hall

stairs to the First Floor Landing, parquet flooring, coved ceiling, two radiators, under stairs storage area

#### Cloakroom

W.C., pedestal wash basin, towel radiator, frosted window

#### Lounge

full height window to the front aspect, sliding patio doors to the rear garden, fireplace with wood burning stove, TV point, window to the rear aspect, radiator, laminate wood flooring

#### Family Room or Dining Room

sliding patio doors to the rear garden, parquet flooring, coved ceiling, radiator

#### Kitchen Breakfast Room

a fitted kitchen comprising base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, space for range style oven with electric cooker point, integrated dishwasher, coved ceiling, window to the front and side aspect, tiled floor

#### Breakfast Room

full height bay with windows to the front aspect, window to the side aspect, parquet flooring, coved ceiling, radiator

#### Utility Room

base and eye level cupboards, work surface with stainless steel single drainer sink unit, plumbing for washing machine, tiled floor, radiator, glazed door to the side

### First Floor

#### First Floor Landing

galleried with window to the front aspect, radiator, loft access, airing cupboard with hot water cylinder

#### Bedroom One

windows to the front and side aspect, radiator

#### En-Suite Bathroom

fully tiled and comprising bath with mixer tap and hand held shower attachment, W.C., pedestal wash basin, shower, towel radiator, tiled floor, frosted window

#### Bedroom Two

window to the rear aspect, radiator

#### Bedroom Three

window to the front aspect, radiator

#### Bedroom Four

window to the rear aspect, radiator

#### Bedroom Five

window to the front aspect, box-bay window to the side aspect, radiator

#### Shower room

corner shower, W.C., pedestal wash basin, towel radiator, tiled floor, frosted window

### Outside

#### Garden

gated driveway for parking up to five vehicles leading to the Double Garage and EV CHARGER. The front garden is laid mainly to lawn with established flower and shrub borders, three apple trees and mature hedgerow.

The rear garden is fully enclosed, laid mainly to lawn with a large Veranda covered patio area, herbaceous borders, outside lighting and tap and gated pedestrian access to the front garden. There are double gates beside the Double Garage to a paved area allowing further discreet parking.

#### Double Garage

independent up and over doors, power, light, window to the rear aspect, personal door to the side

