



39, Elin Way

Meldreth, Royston,
SG8 6LT

Freehold OIEO £425,000

country
properties

A very well presented, light and airy 3 bedroom semi detached family home in popular village location! Located in Elin Way, Meldreth, this very well looked after home offers an approx. 20ft lounge, utility and Kitchen/Breakfast room on the ground floor, on the first floor are 3 good size bedrooms and a well appointed family bathroom. Externally and to the rear is an attractive patio seating area leading to the fantastic rear garden laid to lawn approx. 65ft in length. A wonderful village home that must be viewed in person to be fully appreciated!

- Very well presented family home
- Popular village location
- 3 Good size bedrooms
- Large rear garden
- Walking distance to local school, amenities and mainline railway station
- Council Tax Band C & EPC Rating D

Accommodation

Entrance Porch & Hallway

Window to the front aspect, stairs rising to the first floor accommodation, opening to:

Lounge

19' 9" x 10' 0" (6.02m x 3.05m)

uPVC double glazed bay window to the front aspect, French doors leading to the rear garden, radiator.

Kitchen

9' 9" x 6' 5" (2.97m x 1.96m)

Window to the rear aspect, tiled walls, wall mounted units, Integrated dishwasher, space for a fridge/freezer, electric hob, electric oven, extractor fan, radiator.

Utility Room

9' 6" x 6' 5" (2.90m x 1.96m)

Space for a washing machine and tumble dryer, radiator, window to the side aspect, doors leading onto the rear patio area.

First Floor

Landing

Access to all first floor accommodation, storage cupboard.

Family Bathroom

5' 9" x 7' 6" (1.75m x 2.29m)

Tiled flooring, tiled walls, wash hand basin with mixer taps and vanity unit below, bath with electric shower over, heated towel rail, window to the rear aspect.

Bedroom One

10' 7" x 11' 8" (3.23m x 3.56m)

Window to the front aspect, carpeted flooring, built in storage cupboard, radiator.

Bedroom Two

8' 9" x 13' 8" (2.67m x 4.17m)

Window to the rear aspect, carpeted flooring, radiator.



Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m)

Window to the front aspect, carpeted flooring, radiator.

External

Rear

The rear of the property provides a spacious plot with potential to extend (STPP). The garden is mainly laid to lawn and is fully enclosed via fence, bordered by trees, shrubbery and plants. Patio doors lead from the lounge onto a patio area ideal for entertaining and a further patio area can be found at the rear of the garden.

Front

The front of the property is laid to lawn and surrounded by fence, shrubbery and plants with a pathway leading to the front door and gated side access to the rear of the property.

Agents Notes

Meldreth

Meldreth is a village and civil parish in South Cambridgeshire, England, located around 10 miles south-west of Cambridge. Meldreth is well served by local shops with a well-stocked general store open from 7am – 10pm daily, a number of farm shops offering a range of fresh fruit, vegetables, gifts & groceries, as well as other services available including Reflections Hair Studio, Meldreth Motor Company, The Picture Framers, Gympo's gym and Meldreth Landscapes. Additional shops including a Co-op are located in the neighbouring village of Melbourn. Royston is three miles away and has a number of supermarkets and independent shops and there are excellent shopping facilities in Cambridge, about ten miles away.

Situated to the south east of the village, Meldreth Railway Station is on the Kings Cross to Kings Lynn line via Stevenage and Cambridge with trains running every 30 minutes during peak hours and every hour off peak.

The popular Meldreth Primary School, rated 'Good' by Ofsted is situated opposite the village hall and educates children from 4 to 11. There are approximately 190 pupils on roll.





Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Total = 82.6 sq m / 889 sq ft

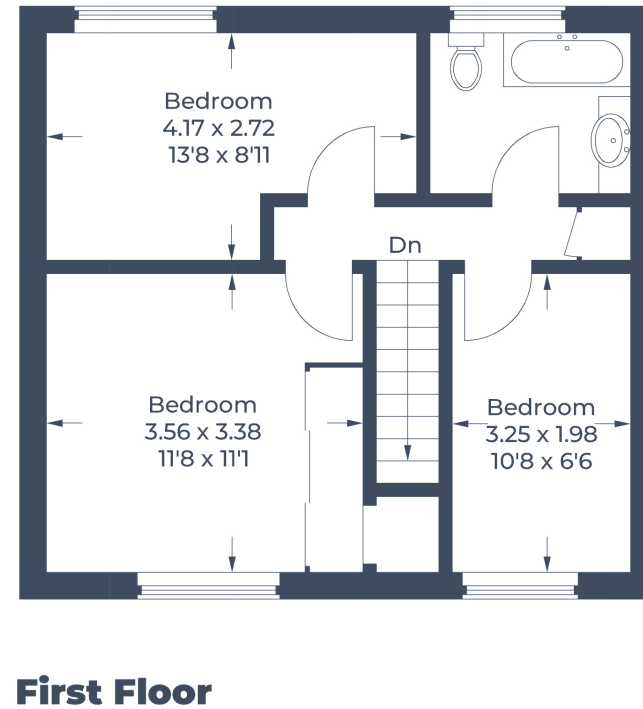
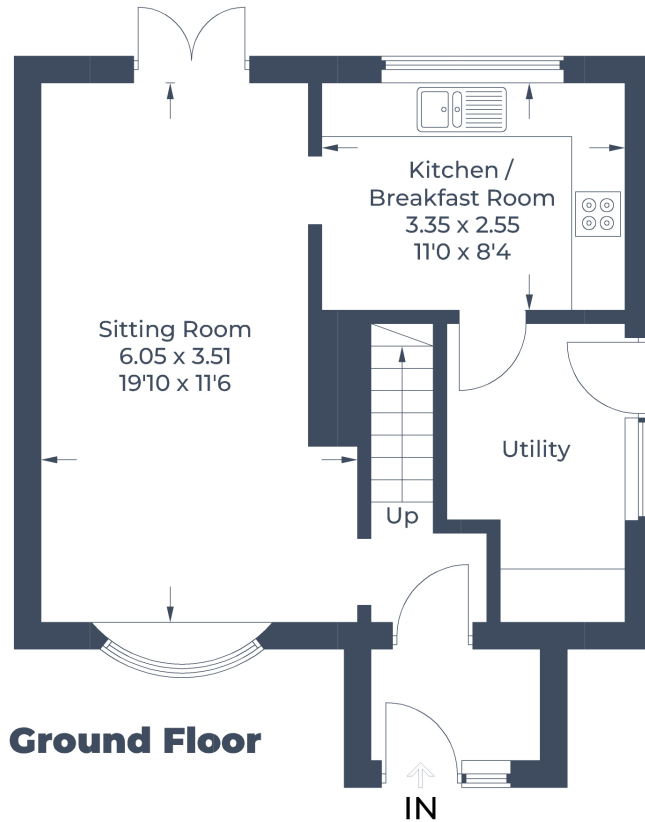


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

country
properties