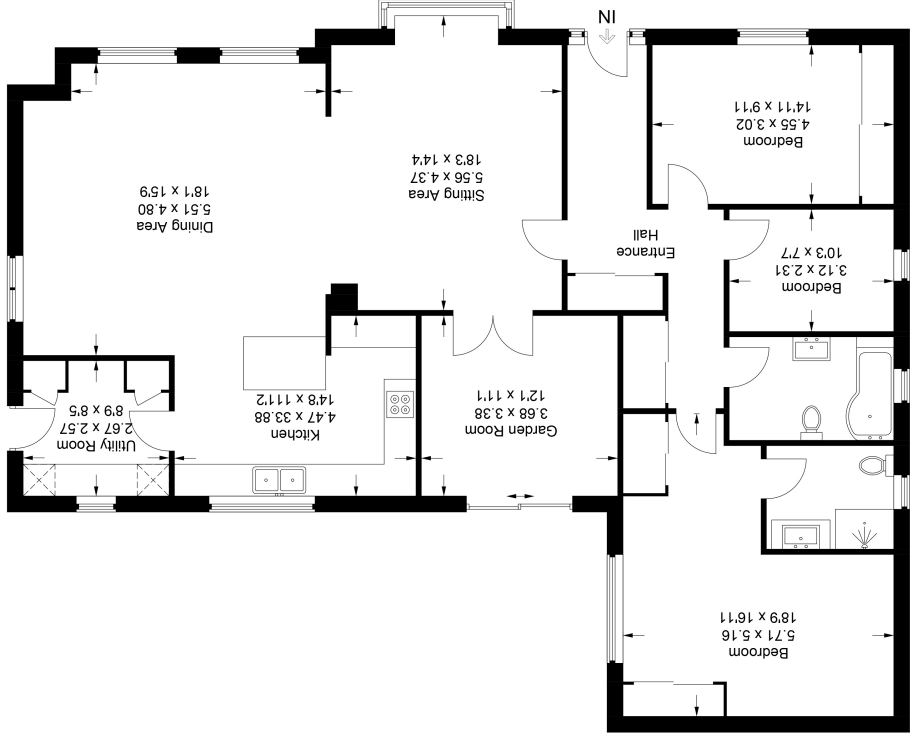


Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Very energy efficient - lower running costs
Very energy efficient - 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.

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Approximate Gross Internal Area
159.5 sq m / 1,717 sq ft





81 The Green, Eltisley, St Neots, Cambridgeshire PE19 6TG £595,000

- Highly sought after Village location.
- Three bedrooms, en-suite to Principle Bedroom.
- Refitted Bathrooms.
- Hardwood flooring throughout.
- Discreet, non-estate position with ample parking.
- Refitted Kitchen & Utility with appliances.
- 1630 sqft.
- No forward chain.

Ground Floor

Accommodation

Built in 1994 and having undergone extensive improvements in recent times, this generous DETACHED BUNGLAOW offers around 1630sqft (152 sqm) of accommodation.

The large open reception room leads to the Kitchen and separate Garden Room and is flooded with natural light from the many windows. The property benefits from Hardwood flooring throughout the reception areas and Bedrooms, refitted Kitchen & Utility Room and refitted Bathrooms.

The plot offers privacy and is discreetly positioned off the road. The gardens surround the bungalow and are established, laid to lawn with well stocked flower and shrub borders. There is ample off road parking and space to erect a Garage or Carport subject to planning permission being granted.

Oil fired radiator central heating.

Hardwood flooring to all reception rooms and bedrooms.

Offered for sale with NO FORWARD CHAIN.

Door with frosted side light windows to

Entrance Hall

coved ceiling, radiator, hardwood flooring, cloaks cupboard, linen cupboard with radiator

Lounge & Dining Room

square bay with windows to the front aspect, two further windows to the front aspect and window to the side aspect, wall light points, hardwood flooring, radiators, glazed double doors to the Garden Room

Kitchen

refitted with base and eye level soft close cupboards with under cupboard lighting, drawer units, Oak work surfaces with Franke stainless steel one and a half bowl sink with waste disposal and drainer inset, integrated Neff electric fan assisted oven, induction hob and extractor, dishwasher, window to the rear aspect, radiator, door to

Utility Room

two built in storage cupboards, work surface with stainless steel sink inset, radiator, window to the rear aspect, Oil fired boiler

Garden Room

sliding patio doors to the rear garden, hardwood flooring, radiator

Principle Bedroom

coved ceiling, window to the rear aspect, radiator, hardwood flooring, two fitted double wardrobes

En-Suite Shower Room

fully tiled double shower, W.C, vanity unit with wash basin, radiator, frosted window, tiled floor, coved ceiling

Bedroom Two

coved ceiling, window to the front aspect, radiator, hardwood flooring, full width fitted wardrobe

Bedroom Three or Study

coved ceiling, radiator, window to the side aspect, hardwood flooring

Bathroom

bath with shower over and fully tiled surround, pedestal wash basin, W.C, radiator, frosted window, coved ceiling

Outside

Gardens & Parking

established and private gardens surround the property. The rear garden is enclosed, laid mainly to lawn with mature shrub borders.

The driveway offers ample parking with space to erect a Garage or Carport (subject to planning permission)

