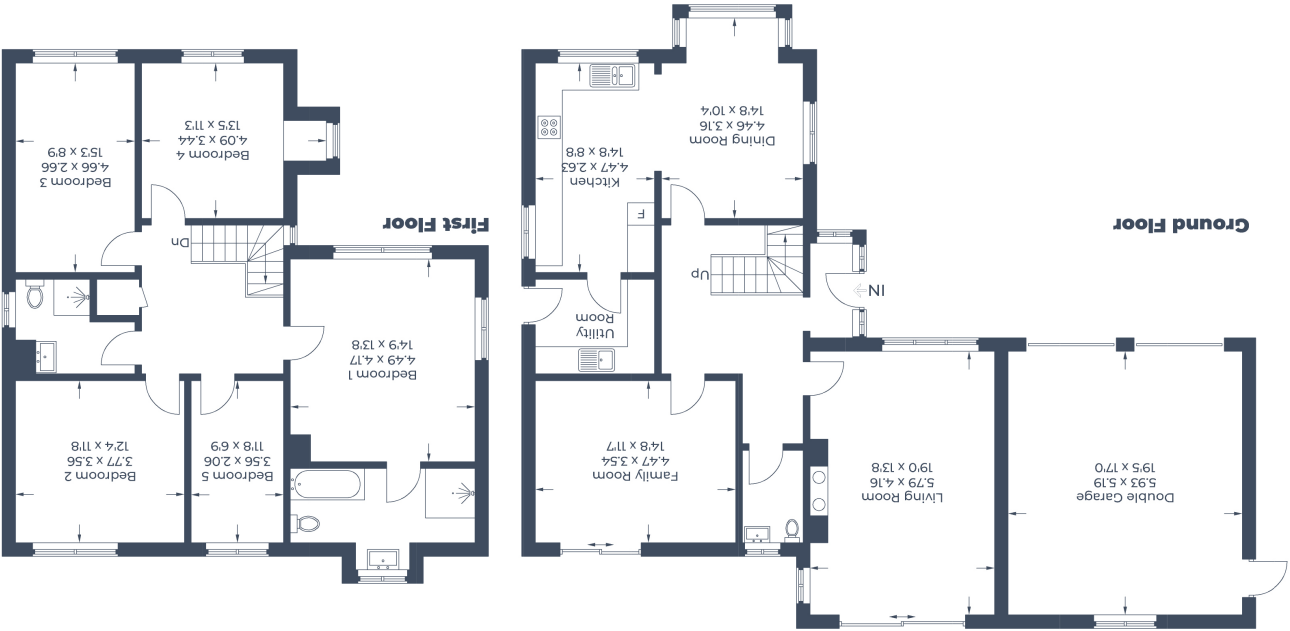


Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 93.6 sq m / 1,007 sq ft
First Floor = 91.7 sq m / 987 sq ft
Garage = 30.5 sq m / 328 sq ft
Total = 215.8 sq m / 2,322 sq ft

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





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

