

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 do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



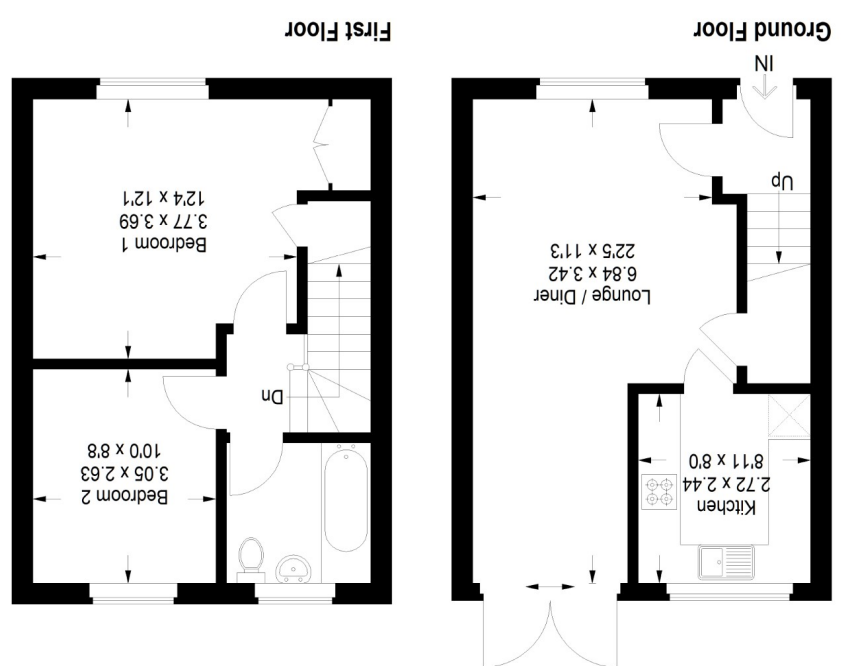
Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (91-95)	G (1-20)
B (81-90)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (29-38)	B (69-80)
G (1-28)	A (91-95)

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. (ID1028886)



The Green, Etitlsley, PE19 6TGE

Approximate Gross Internal Area
66.7 sq m / 718 sq ft



13 The Green, Eltisley, St Neots, Cambridgeshire PE19 6TG Offers in Excess of £300,000



- Central Village location with views over the Green.
- Stylish refitted Kitchen with integrated oven and dishwasher.
- PVCu double glazing throughout.
- Allocated parking for two vehicles.
- Two double bedrooms.
- Updated electric heating.
- Private enclosed garden.

Introduction

A BEAUTIFULLY PRESENTED TWO BEDROOM HOUSE situated opposite the Green within this highly sought after Village location. Presented immaculately, the property benefits from a stylish REFITTED KITCHEN, updated PVCu double glazing and heating. The neutral decoration is complimented by quality laminate wood flooring and carpets which all add to the light and spacious feeling within the house.

At the rear the ENCLOSED GARDEN is quite private, not overlooked and has gated pedestrian access to the PARKING AREA with TWO ALLOCATED PARKING SPACES alongside guest parking spaces. Further ad-hoc on street parking is available to the front of the house.

The property also has a generous loft space, boarded and with a fitted ladder. It is likely permission could be granted to convert the loft as this has been done by a neighbouring house.

Ground Floor

Accommodation
Storm porch over door to

Entrance Hall

stairs to the First Floor Landing, laminate wood flooring, electric night storage heater, coved ceiling, door to

Lounge Dining Room

6.84m x 3.42m (22' 5" x 11' 3") maximum. sash window to the front aspect, laminate wood flooring, coved ceiling, Newlec electric night storage heater, under stairs storage cupboard, TV point, French doors to the rear garden, door to

Kitchen

2.72m x 2.44m (8' 11" x 8' 0") refitted and comprising base and eye level cupboards, drawer unit, work surfaces with stainless steel sink inset, integrated electric fan assisted oven, hob and extractor, integrated slimline dishwasher, plumbing for washing machine, space for tumble dryer (with plumbing for full size dishwasher), space for fridge freezer, laminate wood flooring, coved ceiling, window to the rear aspect

First Floor

First Floor Landing

coved ceiling, loft access (loft is boarded and has ladder fitted)

Bedroom One

3.77m x 3.69m (12' 4" x 12' 1") sash window to the front aspect, Newlec electric night storage heater, coved ceiling, built in double wardrobe, airing cupboard with hot water cylinder

Bedroom Two

3.05m x 2.63m (10' 0" x 8' 8") window to the rear aspect, coved ceiling, electric heater

Bathroom

bath with Mira electric shower and fully tiled surround, pedestal wash basin, W.C, frosted window, electric towel radiator, coved ceiling, extractor fan

Outside

Garden

a fully enclosed rear garden, laid to lawn with flower and shrub borders, patio area, outside tap and gated pedestrian access to the parking area at the rear

Parking

at the rear of the property there is a parking area with TWO ALLOCATED PARKING SPACES as well as two guest parking spaces

