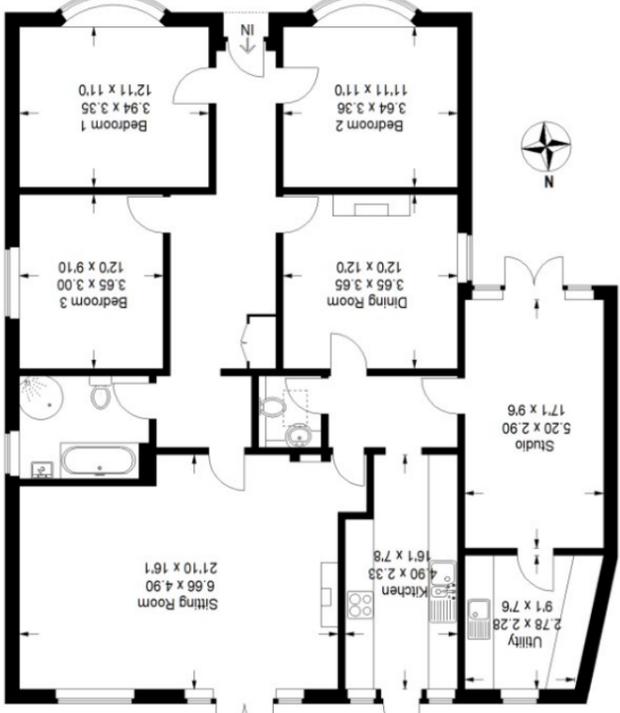


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy inefficient - higher running costs	
England, Scotland & Wales	

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. (ID877531)



**Caxton End Ellitsley, St. Neots, PE19 6TJ**  
Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft



- Beautifully presented non-estate DETACHED Bungalow
- Established Gardens with parking for several vehicles.
- Generous Living Room overlooking the Garden
- Offered with NO CHAIN.
- Highly desirable Village location
- Modern Kitchen and Bathroom suites.
- Three DOUBLE bedrooms

**Accommodation**

door to:

**Entrance Hallway**

bright and spacious Hallway with storage cupboard, dado rail

**Kitchen**

4.9m x 2.3m (16' 1" x 7' 7") to comprise an array of modern wall mounted and base level cupboard units, fitted worksurfaces and breakfast bar, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over and splashback wall tiling, space for dishwasher, slot-in cooker and upright fridge/freezer, fitted extractor canopy, windows to the rear aspect, glazed door to the Garden

**Dining Room**

3.65m x 3.65m (12' 0" x 12' 0") radiator, feature fire surround, window to the side aspect, door to the Inner Hallway, recess book-shelving, dado rail, wall light points

**Inner Hallway**

door to the Studio and:

**Cloakroom**

two piece suite to comprise wash hand basin and low level W.C.

**Living Room**

6.66m x 4.9m (21' 10" x 16' 1") a beautiful bright room with glass doors leading out to the Garden, central fire surround, two radiators, window to the rear aspect, internal doors leading to both Hallways

**Bedroom One**

3.94m x 3.35m (12' 11" x 11' 0") radiator, window to the front aspect

**Bedroom Two**

3.64m x 3.30m (11' 11" x 10' 10") radiator, window to the front aspect

**Bedroom Three**

3.65m x 3.00m (12' 0" x 9' 10") radiator, fitted wardrobes, window to the side aspect

**Bathroom**

refitted four piece white suite to comprise fully tiled shower enclosure, panelled bath, wash hand basin and W.C, splashback wall tiling, radiator and heated towel radiator, frosted window to the side aspect

**Outside**

the property stands on a large, well established plot providing off street parking for several vehicles to the front. The mature rear garden is mainly laid to lawn with an abundance of seasonal flowering beds and borders - offering a high degree of privacy. Generous brick paved entertainment area with timber summerhouse/store

**Studio**

5.2m x 2.9m (17' 1" x 9' 6") (former garage) PVCu glazed doors to the front aspect, power and light connected, access to:

**Utility Room**

2.78m x 2.28m (9' 1" x 7' 6") worksurface with inset sink unit, plumbing for automatic washing machine, window to the rear aspect

**Directions**

On entering Eltisley from the A428 Cambridge Road (from St Neots) continue through the Village along St Neots Road/The Green turning right at the cricket Pavilion and then left into Caxton End. No.25 can be found on your left hand side displaying a 'for sale' board.

