



Meadow View, Eltisley St. Neots  
**£580,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Downstairs Study
- Generous Rear Enclosed Garden
- Built-In Wardrobes in ALL Bedrooms
- No Forward Chain
- Quiet Cul-De-Sac Location

## Description

Eltisley is a village and civil parish in South Cambridgeshire, on the A428 road about 5.5 miles (8.9 km) east of St Neots and about 11 miles (18 km) west of the city of Cambridge. Eltisley provides a variety of local amenities including the local pub (The Eltisley), The Pavilion, Primary School, and public transport.

## Ground Floor

Entrance Hall  
Leads to;

Study - 6.09" x 7.03" (1.85m x 2.14m)  
Window to Front.

Downstairs WC



Two-piece suite with Wash Hand Basin and low-level WC.

Lounge - 14.11" plus bay x 12.11" (4.30m plus bay x 3.69m)  
Bay window to front with folding doors leading to the Dining Room.

Dining Room - 11.06" x 9.01" (3.37m x 2.74m)  
Open plan Dining and Family Room with French Doors to the Conservatory.

Family Room - 9.10" max x 12.04" (2.77m max x 3.66m)  
Open plan with windows to rear.

Kitchen - 15.06" x 9.05" max (4.59m x 2.75m max)  
Newly fitted kitchen with door to garden.

Utility Room - 5.02" 14.08" (1.53m x 4.29m)  
Plumbing for a Washing machine. Door to front and side door to provide access for the Integral Garage.

Conservatory - 14.00" x 11.02" (4.26m x 3.35m)  
Accessible from the Dining Room with door to garden.

First Floor

Master Bedroom - 13.00" x 10.04" (3.96m x 3.06m)



GROUND FLOOR

1ST FLOOR



Built-In Wardrobe with 2 Windows to front.

Bedroom 2 - 13.10" max x 11.02" max (3.99m max x 3.35m max)

Built-In Wardrobe with window to front.

Family Bathroom - 6.00" x 7.03" (1.82m x 2.14m)  
Fitted with three-piece suite with bath, wash hand basin, WC, and window to rear.

Shower Room - 7.07" x 7.00" (2.15m x 2.13m)  
Fitted with three-piece suite with shower, wash hand basin, WC, and window to rear.

Bedroom 3 - 10.05" x 9.10" (3.06m x 2.77m)  
Built-In Wardrobe with window to rear.

#### Outside

The private rear garden offers a seated patio area accessible from the Kitchen and Conservatory. The raised grassed area has a walkway leading to the generous shed at the bottom of the garden. Integral single garage with driveway for multiple cars to the front.


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 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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