



Meadow Lane, Earith
£275,000



Meadow Lane

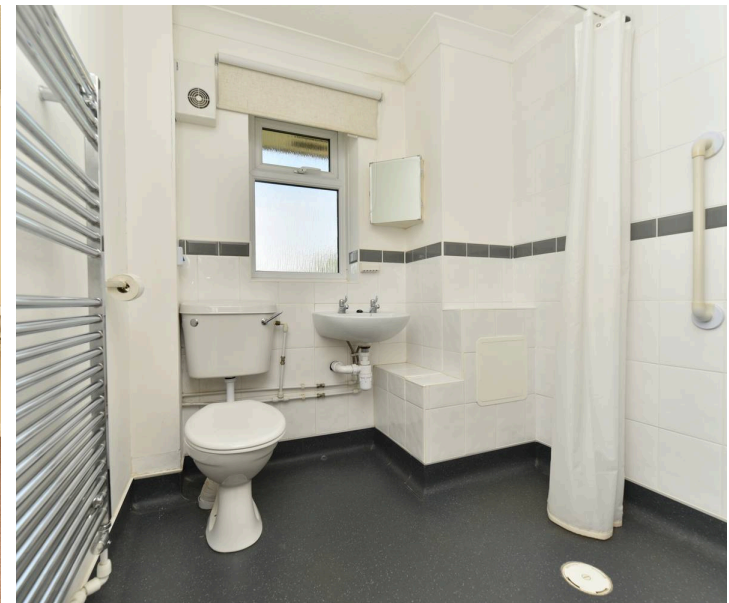
Earith, Huntingdon

- Semi-Detached Bungalow
- Two Bedrooms
- Driveway and Single Garage
- Large Lounge Overlooking the Garden
- Perfect for First Time Buyers or Investors
- Enclosed Rear Garden
- Sought After Village Location
- Potential for Modernisation
- Close to Local Amenities
- Viewing Highly Recommended



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this well-proportioned semi-detached bungalow which presents an excellent opportunity for first-time buyers or investors seeking a property in a sought after village location. This property features two generously sized bedrooms, providing ample accommodation for individuals, couples, or small families. The spacious lounge is a particular highlight, enjoying a pleasant outlook over the rear garden (ideal for relaxing or entertaining guests). The kitchen, situated conveniently off the main hallway, offers scope for modernisation to suit your personal taste and requirements. The bathroom is currently finished as a wet room, and provides scope for modernising to personal taste. There is a further utility room, which provides access to both the single garage and the garden. A beautiful pastel pink rhododendron archway leads you into the rear garden which has been mainly laid to lawn, with a border of mature bushes and shrubs. The garden provides privacy and is south facing, so sunshine can be enjoyed all year round. Located in the popular village of Earith, this property is close to local amenities, and is perfect for family life. With the opportunity to put your own stamp on the property, interest is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange your viewing.







FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3QE

What3Words Location: songbird.blushed.splice

Property Constructed: 1970's

Council Tax Band: C

EPC Rating: B

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: Installed in 2001. Serviced in 2024

Utilities: Mains sewage, national grid electricity, mains water

Broadband: Fibre to cabinet

Loft: Unknown

Current Owner Purchased Property: 2008

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: South

Rear Garden Boundaries: Rear

Primary School Catchment: Earith Primary

Secondary School Catchment: Ramsey Abbey College

Water Meter: Yes

GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £18 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers

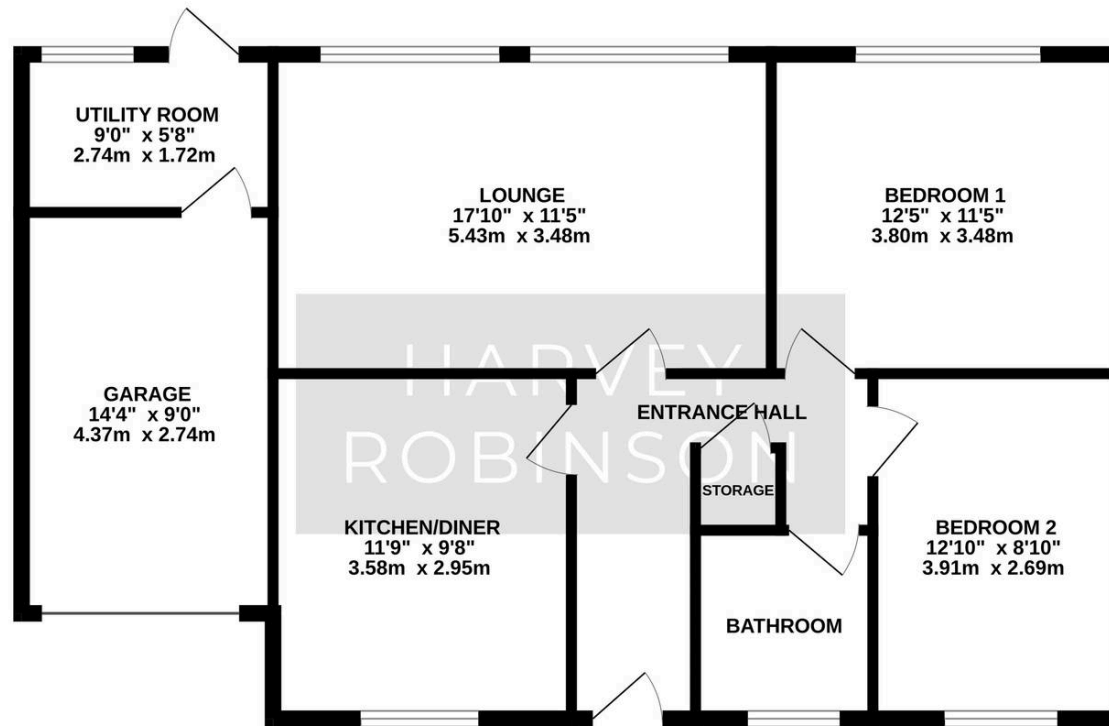




LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office/shop, a takeaway, a popular Crossfit gym, allotments, and a Taproom hosted by Papworth Brewery which serves woodfired pizza and regularly hosts events. There is also the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few. Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.
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Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/

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