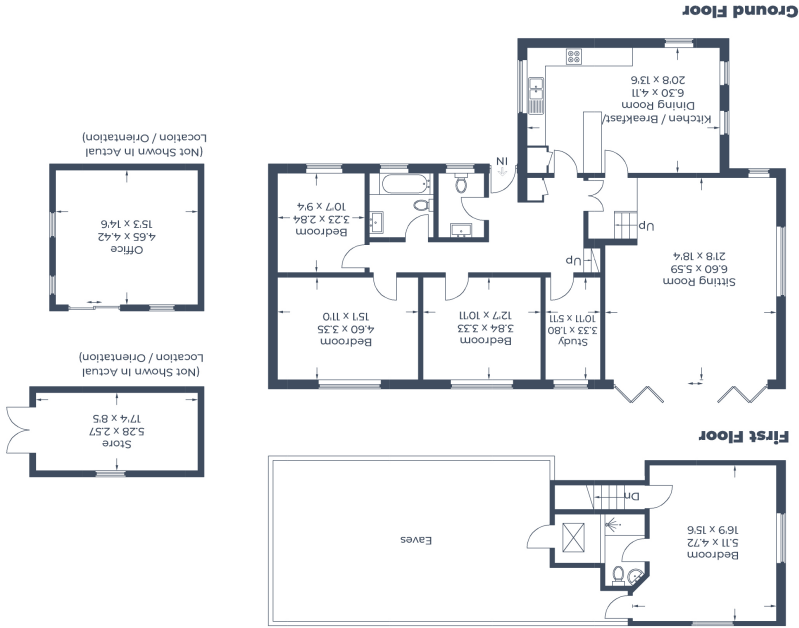


| Energy Efficiency Rating                         |    |
|--------------------------------------------------|----|
| Very energy efficient - lower running costs      | A  |
| Energy efficient - lower running costs           | B  |
| Decent energy efficiency - average running costs | C  |
| Decent energy efficiency - average running costs | D  |
| Energy inefficient - higher running costs        | E  |
| Energy inefficient - higher running costs        | F  |
| Very energy inefficient - higher running costs   | G  |
| Current                                          | 73 |
| Potential                                        | 84 |

Illustration for identification purposes only, measurements are approximate, not to scale.  
© C3 Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area  
Ground Floor = 136.5 sq m / 1,469 sq ft  
First Floor = 30.8 sq m / 331 sq ft  
Outbuildings = 34.0 sq m / 366 sq ft  
Total = 201.3 sq m / 2,166 sq ft  
(Excluding Eaves)



20 Meadow Road, Great Gransden, Cambridgeshire SG19 3BD

£685,000

- AIR SOURCE HEAT PUMP.
- AMPLE OFF ROAD PARKING.
- EN-SUITE TO PRIMARY BEDROOM.
- SOUGHT AFTER VILLAGE LOCATION.
- GENEROUS SITTING ROOM WITH BI-FOLD DOORS TO GARDEN.
- NON-ESTATE LOCATION.
- ZENPOD GARDEN STUDIO.
- FOUR DOUBLE BEDROOMS.
- SPLIT LEVEL ACCOMMODATION.
- COMBERTON SCHOOL CATCHMENT.
- KITCHEN DINING ROOM.
- 1765 SQFT / 164 SQM.



### Introduction

Situated in a NON-ESTATE LOCATION within this highly sought after VILLAGE LOCATION, this split-level property offers generous accommodation and occupies a good sized plot of around 1/4 acres (sts).

FOUR DOUBLE BEDROOMS with a first floor PRIMARY SUITE WITH EN-SUITE SHOWER ROOM. There is a KITCHEN DINING ROOM and lower level SITTING ROOM that has been extended and has BI-FOLD DOORS to the rear garden.

To the front of the property the block paved driveway allows off road parking & turning for several vehicles. There is a lawned area of garden at the front with established trees and shrubs providing privacy.

The rear garden is enclosed and has a ZenPod GARDEN OFFICE STUDIO with ethernet connection and under floor heating.

This property benefits from an energy efficient AIR SOURCE HEAT PUMP providing central heating and hot water. The South facing roof is ideal for the installation of Solar Panels. There is also hyper fast full fibre broadband.

For commuters, Great Gransden is a sought after Village just 15 miles from the centre of Cambridge and has easy access to main road routes and St Neots train station with regular trains to London. The Village has a thriving social scene appealing to all ages for those who wish to be involved. The Gransden and District Agricultural show is an annual event held towards the end of September.

In Great Gransden, the Barnabas Oley CofE primary school, nursery and pre-school are all Ofsted outstanding. Barnabas Oley is a feeder school for the highly regarded Comberton Village College, also Ofsted outstanding.

### Ground Floor

#### Accommodation

Part glazed door to

#### Entrance Hall

coved ceiling with spot lighting, two radiators, stairs up to Primary Bedroom Suite, stairs down to Sitting Room

#### Cloakroom

W.C, pedestal wash basin, frosted window

### Kitchen & Dining Room

windows to the front and both side aspects, base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, plumbing for washing machine and dishwasher, electric cooker point, under work surface space for fridge and freezer, coved ceiling with spot lighting, radiator, door to the Sitting Room

### Sitting Room

bi-fold doors to the rear garden, coved ceiling with spot lighting, two radiators, TV point

### Study

window to the rear aspect, coved ceiling, radiator

### Primary Bedroom

windows to the rear and side aspect, radiator, access to eaves storage

### En-Suite Shower Room

fully tiled and comprising shower, W.C, pedestal wash basin, rooflight window, underfloor heating, access to loft storage

### Bedroom Two

window to the rear aspect, coved ceiling, radiator

### Bedroom Three

window to the front aspect, coved ceiling, radiator

### Bedroom Four

window to the rear aspect, coved ceiling, radiator

### Family Bathroom

bath with shower, W.C, pedestal wash basin, towel radiator, under floor heating, frosted window, coved ceiling with spot lighting, electric shaver point

### Outside

#### Front Garden & Parking

the block paved driveway offers ample off road parking. The front garden is laid to lawn with a variety of established trees and shrubs. There is outside lighting surrounding the property.

#### Rear Garden

fully enclosed and laid to lawn with a patio area, flower and shrub borders and a variety of mature trees

#### Garden Studio

a ZenPod garden office studio with underfloor heating, power, light and ethernet connection

