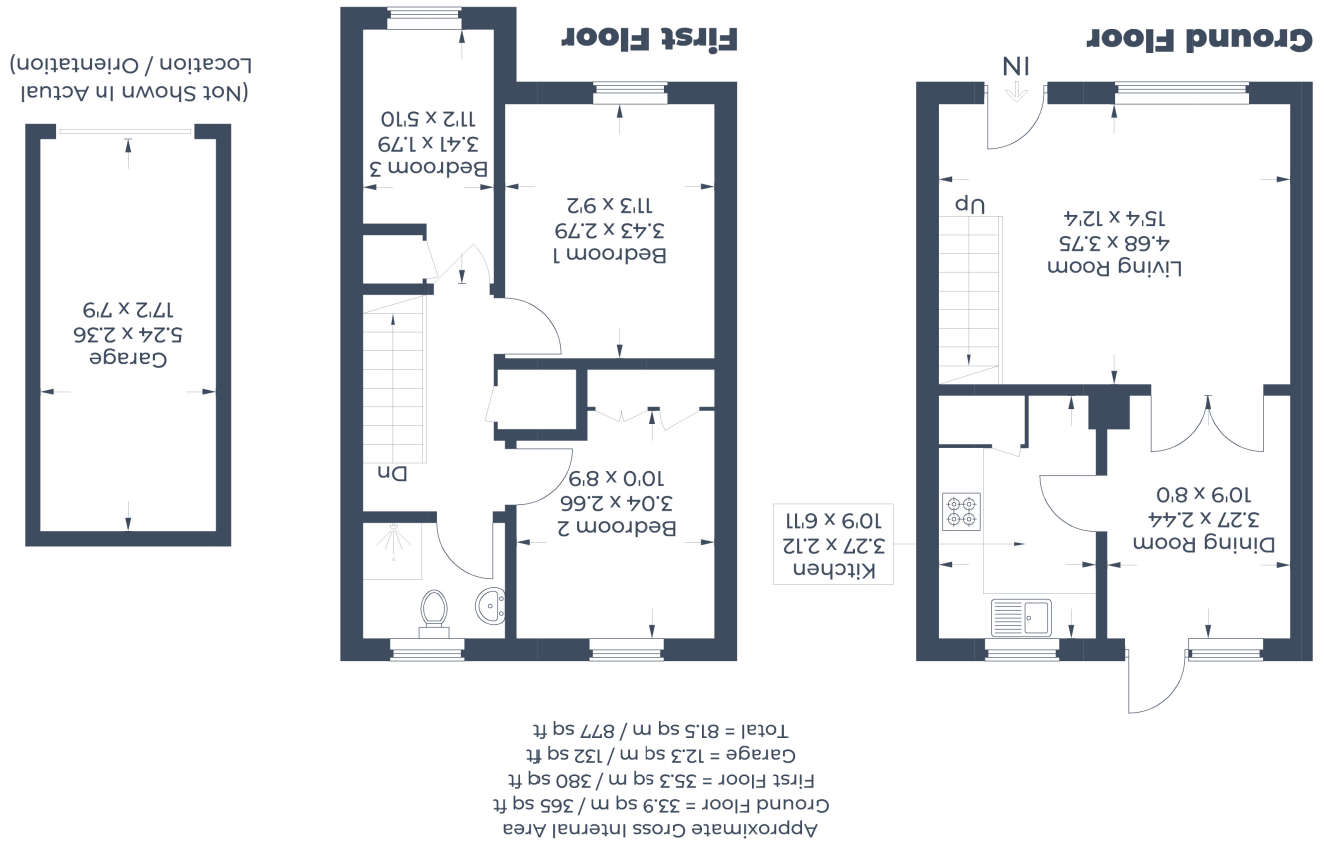


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	

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 measurements are approximate, not to scale.





- THREE BEDROOMS.
- PVCu DOUBLE GLAZING THROUGHOUT.
- GARAGE & PARKING SPACE.
- 7.5 MILES TO ST.NEOTS TRAIN STATION.
- SOUGHT AFTER VILLAGE LOCATION.
- ENCLOSED LANDSCAPED REAR GARDEN.
- 15 MILES TO CAMBRIDGE.

Introduction

A beautifully presented modern THREE BEDROOM HOUSE for sale within the highly sought after Village of Great Gransden.

With THREE BEDROOMS and SHOWER ROOM on the first floor and TWO RECEPTION ROOMS and KITCHEN on the ground floor. The Gardens are delightful and the rear garden has been landscaped with patio and decking areas amongst the well stocked flower and shrub borders. Parking is ideal and at the rear of the house in front of the GARAGE. There is a gate into the rear garden.

Benefitting from replacement PVCu double glazing throughout and electric radiators.

For commuters Great Gransden is a sought after Village just 15 miles from the centre of Cambridge and has easy access to main routes and mainline train stations at St Neots and nearby Sandy. 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.

Barnabas Oley CofE school, rated "Outstanding", provides primary schooling in the Village with Comberton Village College as secondary.

Ground Floor

Accommodation

Part glazed door to

Lounge

PVCu double glazed window to the front aspect, electric radiator, TV point, stairs to the First Floor Landing, glazed double doors to

Dining Room

PVCu double glazed window to the rear aspect, part glazed PVCu door to the rear garden

Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard/pantry, window to the rear aspect

First Floor

First Floor Landing

airing cupboard, loft access, electric heater

Bedroom One

PVCu double glazed window to the front aspect

Bedroom Two

PVCu double glazed window to the rear aspect

Bedroom Three

PVCu double glazed window to the front aspect, built in cupboard

Shower Room

fully tiled and comprising shower, W.C, pedestal wash basin, frosted window, tiled floor

Outside

Gardens

an open front garden, laid to lawn with flower and shrub borders. The garden at the rear is landscaped and laid to lawn with a patio area, decking, established flower and shrub borders and gated pedestrian access to the parking and Garage

Garage

situated at the rear of the property, a single Garage with up and over door. There is space in front of the Garage for parking

