







**27 Caxton Road, Great Gransden, Sandy, Cambridgeshire SG19 3AW £335,000**

- 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

