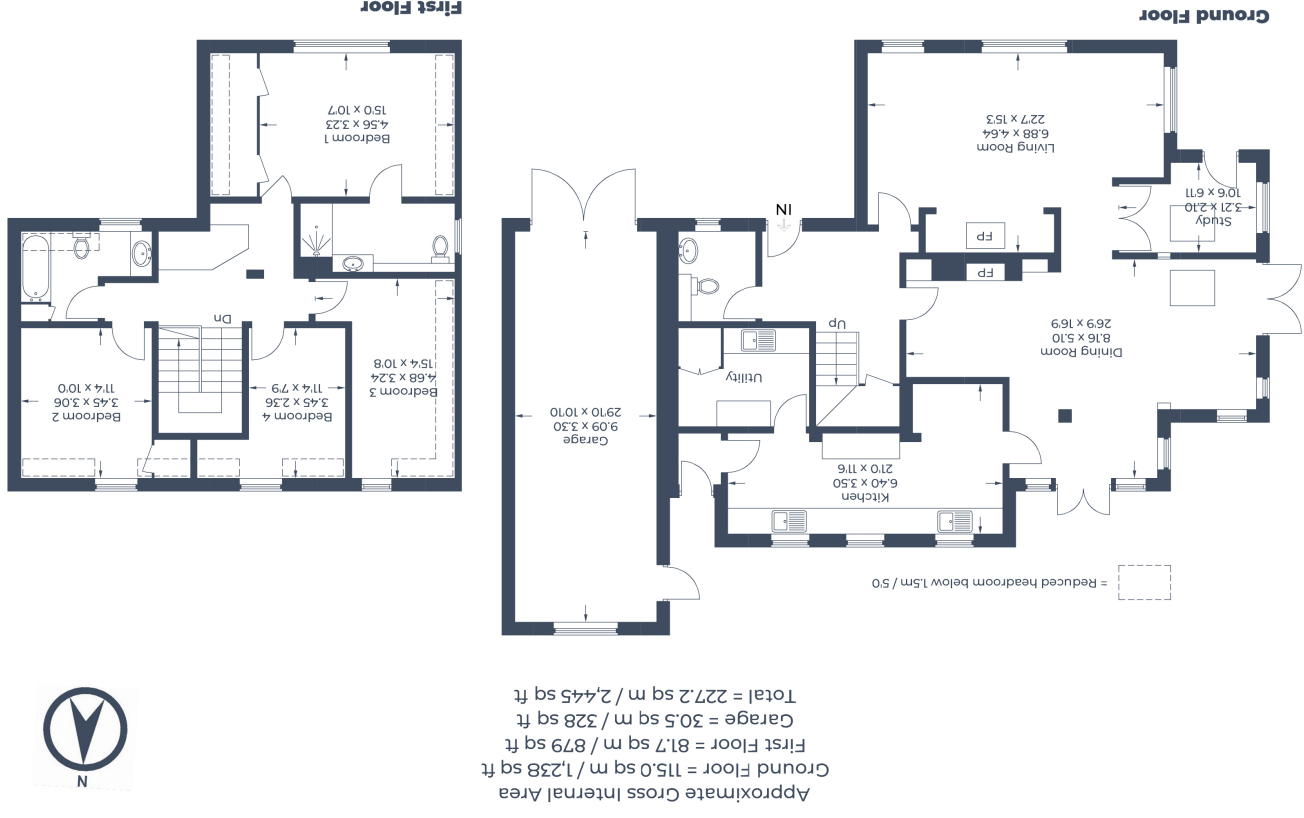


Energy Efficiency - higher rating code	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

Energy Efficiency - lower rating code	
76	62

Illustration for identification purposes only.
measurements are approximate, not to scale.
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- GUIDE PRICE £700,000 TO £725,000
- Cul-de-sac location backing onto open farmland.
- Enclosed gardens to the side and rear.
- Utility Room.
- Dual aspect Sitting Room with Inglenook fireplace.
- Four bedrooms with en-suite and walk-in wardrobe to principal bedroom.
- Double length garage and ample off road parking.
- Ground floor cloakroom.
- Generous Family & Dining Room with French doors to the garden and wood burner.
- Oil fired radiator central heating.

Introduction

Within in the HIGHLY DESIRABLE VILLAGE OF GREAT GRANSDEN this very well presented property is situated in a cul-de-sac location with open farmland to the rear.

In brief the accommodation offers four Bedrooms with En-Suite to Principal Bedroom, three Reception Rooms and a Kitchen Breakfast Room with separate Utility. There is a generous Entrance Hall and on the first floor with a half galleried Landing.

Potton Timber Homes are perfect for buyers seeking a modern property full of character with exposed beams throughout and a large Inglenook fireplace with an open fire to the dual aspect Sitting Room.

An open front garden, enclosed rear and side gardens and a DOUBLE LENGTH GARAGE with ample off road parking to the front.

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 provides primary schooling in the Village with Comberton Village College as secondary.

Ground Floor

Accommodation

Timber door with stained glass panel to

Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, radiator

Cloakroom

W.C, pedestal wash basin, frosted window, tiled floor, radiator

Sitting Room

windows to the front and side aspect, Inglenook fireplace with open fire, TV point, wall light points, two radiators

Study

engineered Oak flooring, part glazed door to the side garden, window to the side aspect, rooflight window, radiator

Dining & Family Room

engineered Oak flooring, fireplace with wood burning stove, French doors to both rear and side gardens, window to the side aspect, wall light points, TV point, radiators

Kitchen Breakfast Room

base level cupboards, drawer units, wooden work surfaces with tiled splash backs and two inset ceramic sinks, pull-out larder cupboard, plumbing for dishwasher, space for range style oven with electric cooker point and extractor, tiled floor, windows to the rear aspect

Utility Room

base and eye level cupboards, wooden work surfaces with tiled splash backs and inset ceramic sink, plumbing for washing machine, space for tumble dryer and fridge freezer, built in storage cupboard

Rear Lobby

tiled floor, door to the rear garden

First Floor

Landing

a half galleried landing, loft access with fitted ladder and light

Principal Bedroom

window to the front aspect, radiator, doors to walk-in wardrobe, TV & telephone points

En-Suite Shower Room

fully tiled and comprising double shower, vanity unit with wash basin, W.C, tiled floor, towel radiator, frosted window, two electric shaver sockets

Bedroom Two

window to the rear aspect, radiator, built in wardrobe, TV point

Bedroom Three

window to the rear aspect, radiator, TV point

Bedroom Four

window to the rear aspect, radiator

Bathroom

fully tiled and comprising bath with shower and mixer tap, W.C, vanity unit with wash basin, frosted window, towel radiator, tiled floor, two shaver sockets, shelved storage cupboard

Outside

Front Garden & Parking

an open shared garden to the front laid to lawn. The drive allows ample off road parking leading to the tandem double Garage

Rear Garden

fully enclosed and laid mainly to lawn with established herbaceous borders, raised patio seating area, outside tap, lighting and oil fired boiler. The garden wraps around to the side and has a second patio area, outside lighting and greenhouse

Double Garage

a tandem double length Garage with barn style doors, power, light and personal door to the rear garden

