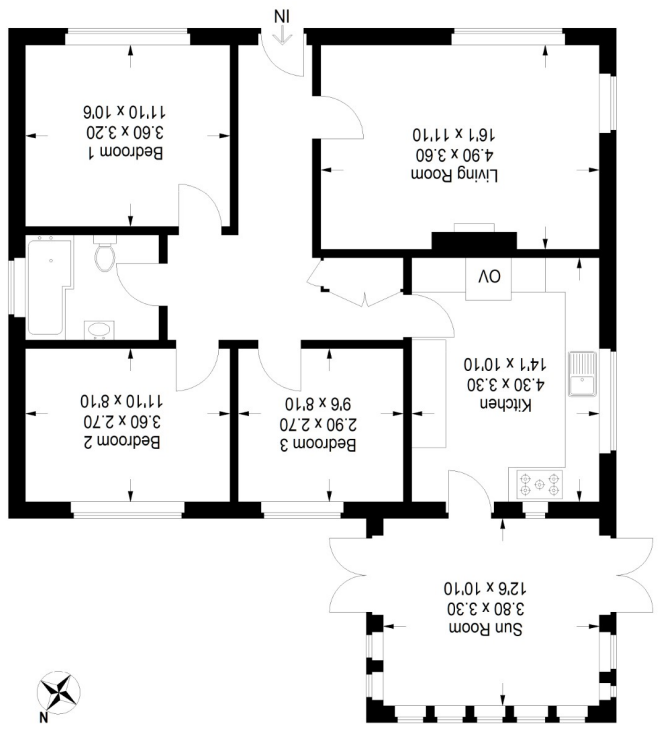


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1041281)



West St Great Grandsden Sandy, SG19 3AU
 Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft





37 West Street, Great Gransden, Sandy, Cambridgeshire SG19 3AU £465,000

- Favoured Village location
- Three double bedrooms
- Large, mature garden offering a high degree of privacy
- Fitted Plantation shutters included
- Viewing strictly by appointment only.
- Rarely available DETACHED Bungalow
- Refitted Kitchen and bathroom
- Parking for numerous vehicles
- Oil to radiator heating, HIVE controlled

Accommodation

composite door with glazed side panel to:

Entrance Hallway

cloaks hanging cupboard, airing cupboard housing hot water cylinder, radiator, access to the boarded loft space (with ladder)

Lounge

4.9m x 3.6m (16' 1" x 11' 10") a bright, dual aspect room with central open fire surround with tiled hearth, radiator, coved ceiling

Kitchen and Breakfast Room

4.3m x 3.3m (14' 1" x 10' 10") to comprise an array of modern wall mounted and floor level cupboard storage units, fitted worksurfaces with inset one and a half bowl sink and drainer unit, plumbing/space for automatic washing machine and tumble dryer, integrated dishwasher and NEFF double oven, fitted hob, windows to the side and rear, glazed door to the Conservatory

Sun Room

3.8m x 3.3m (12' 6" x 10' 10") with thermal conservatory roof, 2 sets of double opening doors to the Garden

Bedroom One

3.6m x 3.2m (11' 10" x 10' 6") radiator, window to the front aspect

Bedroom Two

3.6m x 2.7m (11' 10" x 8' 10") radiator, window to the rear aspect

Bedroom Three

2.9m x 2.7m (9' 6" x 8' 10") radiator, window to the rear aspect

Bathroom

2.5m x 2.2m (8' 2" x 7' 3") three piece re-fitted white suite comprising P bath with Aqualiser shower over and glazed shower screen, low level W.C and vanity wash hand basin with splashback wall tiling (fully tiled around bath), heated towel radiator, frosted window to the side

Outside

an established and oversized rear garden mainly laid to lawn and offering a high degree of privacy having no neighbours to one side or to the rear, two wooden sheds, concealed oil tank and boiler, gated access to both sides of the property.

Block paved driveway running alongside the property offering parking for numerous vehicles

Agents Note

If you have any questions relating to this property, or would like to arrange a viewing, please call our St Neots office on 01480 406 400.

