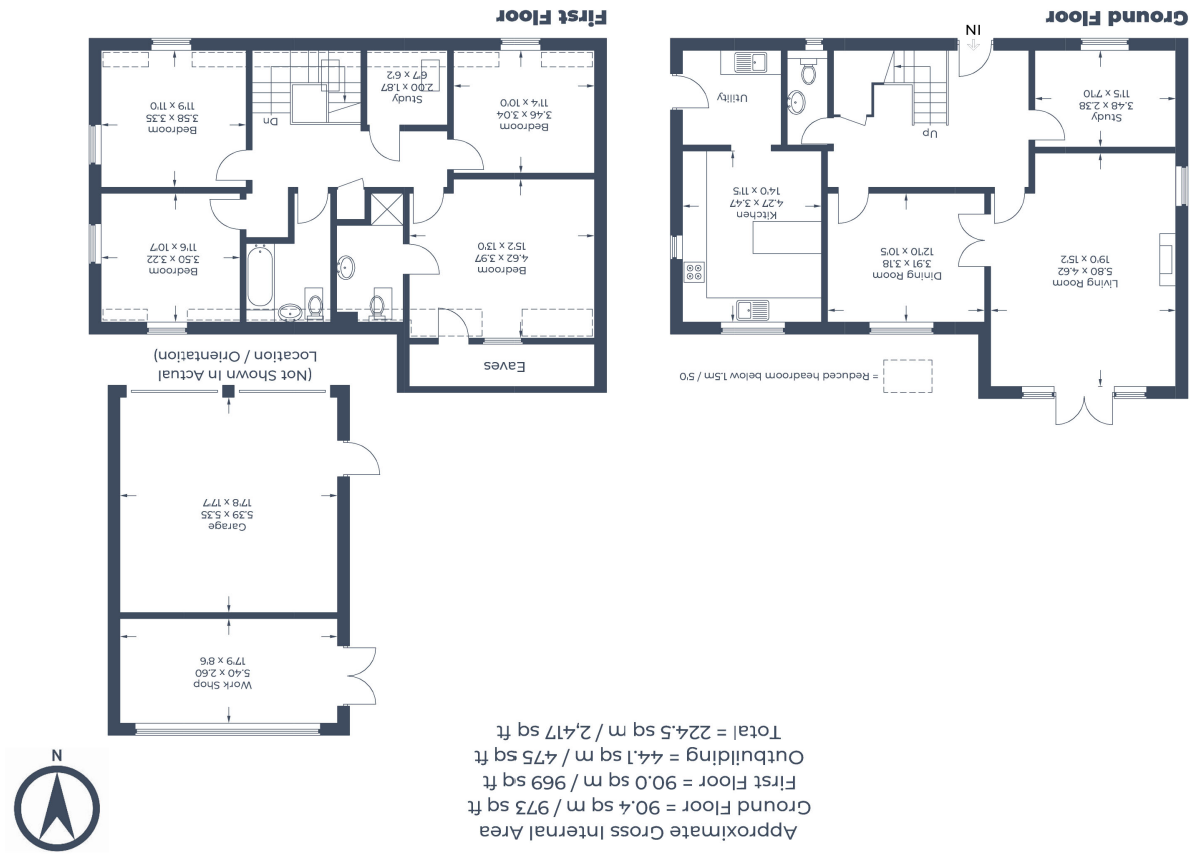


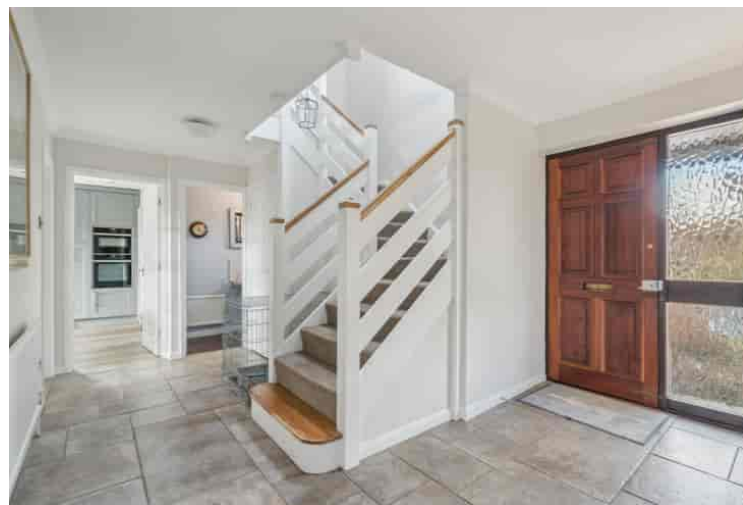
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





6 Webbs Meadow, Great Gransden, Cambridgeshire SG19 3BL £725,000

- SOUTH FACING GARDEN.
- TIMBER WORKSHOP.
- REFITTED KITCHEN BREAKFAST ROOM & UTILITY ROOM.
- SPACIOUS ENTRANCE HALL.
- DOUBLE GARAGE and driveway for up to four cars.
- DOUBLE BEDROOMS.
- THREE RECEPTION ROOMS.
- CORNER CUL-DE-SAC LOCATION.



Introduction

Situated in a cul-de-sac location in the centre of this highly sought after Village location, this immaculately presented detached house occupies a generous SOUTH FACING corner plot.

With FOUR DOUBLE BEDROOMS, en-suite to Primary Bedroom and box-room on the first floor, THREE RECEPTION ROOMS and a stylish REFITTED KITCHEN BREAKFAST ROOM & UTILITY ROOM and Cloakroom to the ground floor.

To the rear a large SOUTH FACING GARDEN with timber WORKSHOP/SHED. The driveway offers ample off road parking and leads to the DOUBLE GARAGE.

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

Door with frosted side light to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, tiled floor, radiator, central heating thermostat, under stairs storage cupboard

Cloakroom

W.C, wash hand basin, tiled floor, radiator, window to the front aspect

Kitchen Breakfast Room

refitted and comprising base and eye level cupboards, drawer units, Quartz work surfaces with stainless steel one and a half bowl sink unit inset, integrated Neff electric fan assisted oven and combination microwave, induction hob with extractor, plumbing for dishwasher, breakfast bar, window to the rear aspect, Karndean flooring

Utility Room

base level cupboards, work surface with stainless steel one and a half bowl sink unit inset, plumbing for washing machine, space for fridge freezer, window to the front aspect, part glazed door to the side, Karndean flooring

Sitting Room

French doors to the rear garden, full height window to the side aspect, fireplace with wood burning stove, coved ceiling, TV point, two radiators, glazed double doors to the Dining Room

Dining Room

window to the rear aspect, coved ceiling, radiator

Study

window to the front aspect, coved ceiling, radiator

First Floor

First Floor Landing

rooflight window, airing cupboard with hot water cylinder, loft access, radiator

Bedroom One

windows to the front and side aspect, radiator, fitted wardrobe and chest of drawers

En-Suite Shower Room

fully tiled shower, pedestal wash basin, W.C, radiator, rooflight window

Bedroom Two

window to the front aspect, radiator

Bedroom Three

window to the rear and side aspect, radiator

Bedroom Four

windows to the front and side aspect, radiator

Box Room or Study

rooflight window, radiator

Bathroom

bath with shower and fully tiled surround, pedestal wash basin, W.C, rooflight window, radiator

Outside

Front Garden

open and laid to lawn with flower and shrub borders

Rear Garden

South facing and fully enclosed, laid to lawn with flower and shrub borders, mature hedgerow, block paved patio and gated pedestrian access to the driveway. Outside lighting and tap. Timber Workshop/Store.

Double Garage & Parking

independent up and over doors, power, light, open eaves storage and personal door to the garden

