

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A

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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

