



Main Road, Little Gransden, Sandy, SG19 3DW

**CHEFFINS**



## Main Road

Little Gransden,  
SG19 3DW

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: D
- Oil Central Heating
- Off Street Parking
- Garden

A most attractive and individual home that has been sympathetically extended and renovated. The accommodation comprises entrance hall, kitchen, 2 reception rooms, utility, cloakroom, 2 double bedrooms, study/bedroom 3 and 2 bathrooms (1 en-suite shower room). Off street parking and enclosed garden, We regret no sharers. Unfurnished. Available now. EPC: E and Council Tax Band: D.



**£1,450 PCM**





## LOCATION



Little Gransden is a charming village, located between Cambridge and Bedford, ideally placed for access to the A428 and A1 and benefitting from a public house and village hall. Further amenities available in the neighbouring village of Great Gransden, including a post office, primary school, public house and local shop. The nearest train stations are situated in St. Neots and Sandy, with both providing routes to London Kings Cross and Liverpool Street.



## ENTRANCE HALL

door to front, window to side aspect, storage cupboard, radiator.

## CLOAKROOM

window to front aspect, hand wash basin, WC, storage cupboard, radiator.

## STUDY

with window to side aspect, Velux window to rear aspect, radiator.

## SITTING ROOM

window to side, open fireplace and surround and radiator.

## DINING AREA

door to side, television point, radiator.

## KITCHEN

Velux window to rear aspect, fitted kitchen with a range of wall and base units, complementary work surfaces, butler sink, tiled splash back, electric range oven with six ring hob, integrated dishwasher, American fridge/freezer, radiator, door to side leading to garden and stairs leading to first floor.

## UTILITY

window to side aspect, cupboard housing hot water tank, plumbing for washing machine, extractor fan, chrome heated towel rail.

## LANDING

window to front aspect, stairs from kitchen area.

## BEDROOM 1

window to side aspect, two double built in wardrobes, eaves storage, loft access, radiator.

## ENSUITE

with shower cubicle, hand wash basin, WC, shaver point, extractor fan, part tiled, radiator.

## BEDROOM 2

Rooflite window to rear aspect, window to side aspect, storage cupboard, television point, radiator.

## STUDY

window to rear roof lite, loft access, television point.

## BATHROOM

freestanding bath, hand wash basin, WC, extractor fan, wooden paneling, loft access, radiator.

## OUTSIDE

The property enjoys a fully enclosed rear garden with a decking area, laid to lawn, raised planted borders, hedges, water butt, outside tap, gated access to the parking area and large outbuilding split into a workshop, room housing the oil tank and an outside WC.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £334

Deposit - £1673

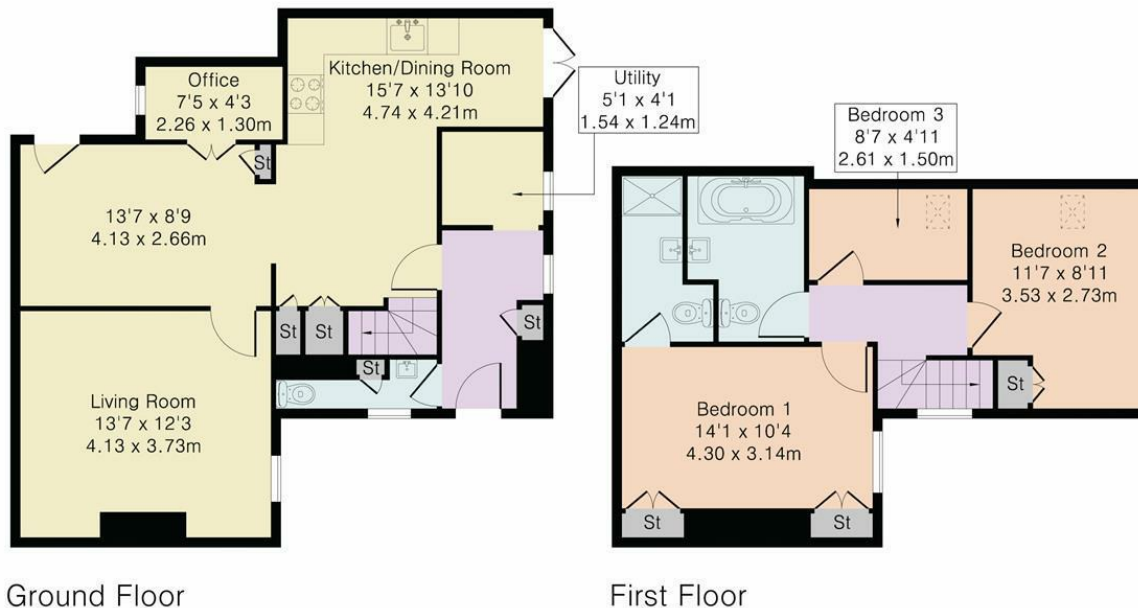








Approximate Gross Internal Area 1060 sq ft – 99 sq m  
 Ground Floor Area 624 sq ft – 58 sq m  
 First Floor Area 436 sq ft – 41 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 52                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.