



## 5 Hall Farm Lane, Great Gransden, Sandy, SG19 3RB

- Semi-detached family home
- Three / Four bedrooms
- Non estate, private road location
- Sought after village of Great Gransden
- Edge of village with open countryside to rear
- Extended accommodation

## Full Description

A spacious three/four bedroom semi detached home in a non estate position accessed by a private road on the edge of the sought after village of Great Gransden. Great Gransden is a well serviced village 16 miles West of Cambridge at 5 miles East of St Neots railway Station. There is an abundance of local amenities including shops and the 'excellent' rated Primary School. 'Outstanding' rated secondary schools are located nearby in Cambourne and Comberton.

The extended accommodation comprises; entrance porch, entrance hall with utility area, living room, snug, kitchen, dining room and bedroom four/family room on the ground floor. The first floor has three good sized bedrooms and a family bathroom. Externally there is a West facing rear garden backing on to fields. To front there is a driveway providing off road parking for several vehicles. There is also a 23 ft garage. The property benefits from UPVC windows and Oil fired heating. Viewing highly recommended. No forward chain.

### ENTRANCE PORCH

Wooden glazed entrance door leading to entrance porch. Window to side. glazed door to entrance hall.

### ENTRANCE HALL

UPVC window to front. Stairs to first floor with cupboard under. Stone tiled floor. Radiator. Door to living room, kitchen, bedroom four/family room. Utility area with worktop and plumbing for washing machine.

### LIVING ROOM

15' 9" x 10' 7" (4.8m x 3.23m)

UPVC window to front. Feature open fireplace. Wood flooring. Tv and telephone points. Radiator. Open plan through to snug.

### SNUG

10' 7" x 7' 1" (3.23m x 2.16m)

Sliding doors to rear garden. Doorway to dining room. Wood flooring.

### KITCHEN

17' 8" x 7' 1" (5.38m x 2.16m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric double oven and four ring hob with extractor over. Plumbing for dishwasher. Radiator. Tiled floor. Doorway through to dining room.



#### DINING ROOM

17' 8" x 7' 1" (5.38m x 2.16m)

UPVC French doors to windows to rear. UPVC window to side. Radiator.

#### BEDROOM FOUR / FAMILY ROOM

15' 9" x 11' 0" (4.8m x 3.35m)

Sliding doors to rear. UPVC windows to front. Radiator. Wood flooring.



#### LANDING

UPVC window to front. Airing cupboard. Loft access.

#### BEDROOM ONE

15' 9" x 10' 0" (4.8m x 3.05m)

Dual aspect with UPVC windows to front and rear. Radiator. Wood flooring.



#### BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.64m)

UPVC window to rear. Radiator.

#### BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m)

UPVC window to rear. Radiator.

#### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over with splash backs. Radiator. UPVC window to side.



#### GARAGE

23' 1" x 11' 9" (7.04m x 3.58m)

Oversized single garage with up and over door. Power and light. UPVC window to rear. Personal door to side leading to rear garden.

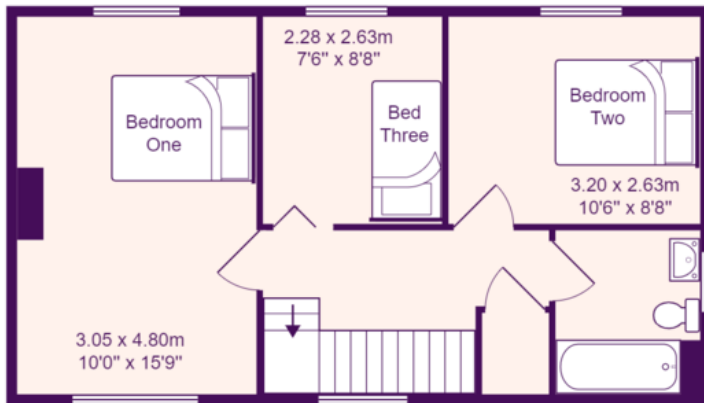
#### REAR GARDEN

West facing rear garden mainly laid to lawn with flower and shrub borders. Oil fired boiler. Access to side.

#### FRONT GARDEN

Driveway providing off road parking for several vehicles. Grassed area. Gated access to side.





Total Area: 146.9 m<sup>2</sup> ... 1581 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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24 Market Square, St Neots, Cambs, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements