



Mandene Gardens

Great Gransden

SG19 3AP

Asking Price Of £495,000 •

- Substantial Family Home Set Over Three Floors
- Stunning Open Plan Kitchen / Sitting / Dining Room
- Premier South Cambridgeshire Village Location
- Five Double Bedrooms
- En-Suite & Two Further Bathrooms
- Rear Garden in Excess of 80ft
- Separate Home Office / Study
- Fully Re-Wired in 2017



Set over three floors & having been extended and modernised by the current owners to create a substantial family home. Benefiting from large open plan kitchen / sitting / dining room with bi-fold doors opening onto the impressive rear garden, separate study, five double bedrooms with ensuite to master and two further bathrooms. Externally there is off road parking for four vehicles. Located in a premier South Cambridgeshire village with outstanding Primary & Pre-School. Internal viewing is highly recommended to fully appreciate the size and flexibility of accommodation on offer.

Great Gransden is a fantastic village with a strong sense of community. There is a thriving village shop and post office, bowls club, tennis club, traditional pub and village hall, 'The Reading Room', which hosts many functions and activities. It also offers very speedy access to Cambridge which is less than eleven miles away, as well as the nearby market town of St Neots which boasts an array of shops, supermarkets, cinema and high speed rail links to London Kings Cross and Peterborough.

Entrance door with glazed panels opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, under stairs storage cupboard, radiator, door through to:

OPEN PLAN KITCHEN / SITTING / DINING ROOM

29' 6" x 27' 7" (9.00m x 8.40m) Truly stunning room with bi-fold doors to the rear aspect opening up onto the large rear garden, comprehensive range of fitted base units, double butler sink unit, ample worksurface space, integrated full height fridge and freezer and dishwasher, electric cooker with four ring gas hob and extractor over, large free standing breakfast bar, recessed area housing four oven Aga, part vaulted ceiling, tiled flooring with underfloor heating, doors off to:

HOME OFFICE / STUDY

12' 4" x 10' 6" (3.75m x 3.2m) Painted aluminium window to the front aspect, radiator.

CLOAKROOM

Two piece suite comprising low level Wc and wall mounted wash hand basin.

UTILITY ROOM

8' 10" x 7' 3" max (2.70m x 2.20m) Painted aluminium window to the front aspect, part glazed door opening to the side, range of base units, single bowl sink unit, worksurface space, plumbing for washing machine, pressurised hot water system, floor standing oil fired boiler.

FIRST FLOOR LANDING

Stairs rising to the second floor, painted aluminium window to the front aspect, doors off to:

BEDROOM ONE

21' 8" max x 12' 2" (6.60m x 3.70m) Painted aluminium windows to both the side and rear aspects, radiator, twin built in double wardrobes, door off to:

EN-SUITE SHOWER ROOM

Painted aluminium window to the side aspect, fitted three piece suite comprising vanity wash hand basin, low level Wc with concealed cistern and walk in shower, tiling to all splash areas and floor, heated towel rail, recessed ceiling lighting.

BEDROOM TWO

13' 1" x 8' 2" (4.00m x 2.50m) Painted aluminium windows to both front and side aspects, radiator, built in double wardrobe.

BATHROOM

Painted aluminium window to the rear aspect, fitted four piece bathroom suite comprising low level Wc, pedestal wash hand basin, enclosed fully tiled shower cubicle and free standing roll top bath, tiling to all splash areas and floor, heated towel rail.

BEDROOM THREE

12' 6" x 8' 2" (3.80m x 2.50m) Twin painted aluminium windows to the front aspect, twin radiators, built in double wardrobe.

SECOND FLOOR LANDING

Doors off to:

BEDROOM FOUR

11' 11" x 8' 2" (3.63m x 2.49m) Twin painted aluminium windows to the rear aspect, radiators, triangular archway giving access to a further sleeping area with sloping walls and restrictive head height measuring 10' 4" x 7' 9", with further painted aluminium window to the rear aspect and velux window to the side.

BEDROOM FIVE

16' 1" x 5' 9" opening to 7' 7" (4.85m x 1.75m) Twin velux windows to the front aspect, further painted aluminium window to the side, radiator.

SHOWER ROOM

Painted aluminium window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, heated towel rail, tiling to all splash areas.

REAR GARDEN

Being of an excellent size approximately 80ft in length, predominantly laid to lawn and enclosed by timber panel fencing, gated side access, outside power, oil tanks.

TIMBER SUMMERHOUSE

14' 11" x 10' 11" (4.55m x 3.33m)

FRONT GARDEN

Laid mainly to hardstanding providing off road parking for four vehicles.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.