



Church Street, Little Gransden, SG19 3DU

Offers over £450,000



LATCHAM —————  
————— DOWLING

ESTATE AGENTS



**\*\*\*CHARMING SEMI DETACHED GRADE TWO LISTED COTTAGE IN IDYLIC AND TRANQUIL VILLAGE LOCATION\*\*\***

Latcham Dowling are pleased to bring to the market this quaint three bedroom semi detached thatched cottage, set within established gardens approaching a quarter of an acre and within this peaceful non estate location within the ever popular village of Little Gransden.

The cottage does need refurbishing throughout and a level of renovation is also required, however we believe this could be an amazing project for the right buyer and with such a large plot, the scope is fantastic.

With separate reception rooms (both with fireplaces), a 15' kitchen, conservatory and then three bedrooms (one of which is on the ground floor and with it's own en suite shower room) and a separate family bathroom, the accommodation really is quiet deceptive.

But the real 'gem' in this place is the almost quarte acre plot, set within this stunning location, backing on to horse paddocks and towards the end of this quiet country lane....A truly idyllic rural setting.

**Entrance Via**

**Living Room**

15'7 max x 14'5 (4.75m max x 4.39m)

**Dining Room**

13'7 max x 14'2 (4.14m max x 4.32m)

**Pantry**

7'3 x 2'7 (2.21m x 0.79m)

**Kitchen**

15'1 x 7'2 (4.60m x 2.18m)

**Inner Hallway**







**Conservatory**  
13'8 x 7'1 (4.17m x 2.16m)

**Ground Floor Bedroom**  
10'9 x 9'5 (3.28m x 2.87m)

**En Suite Shower Room**  
8'7 x 4'6 (2.62m x 1.37m)

**First Floor Landing**  
15'6 max x 11'1 max (4.72m max x 3.38m max)



**Bedroom**  
13'7 x 10'3 ave (4.14m x 3.12m ave)

**Bedroom**  
10'3 x 9'0 (3.12m x 2.74m)

**Bathroom**  
8'1 x 6'5 (2.46m x 1.96m)

**Outside**





GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.

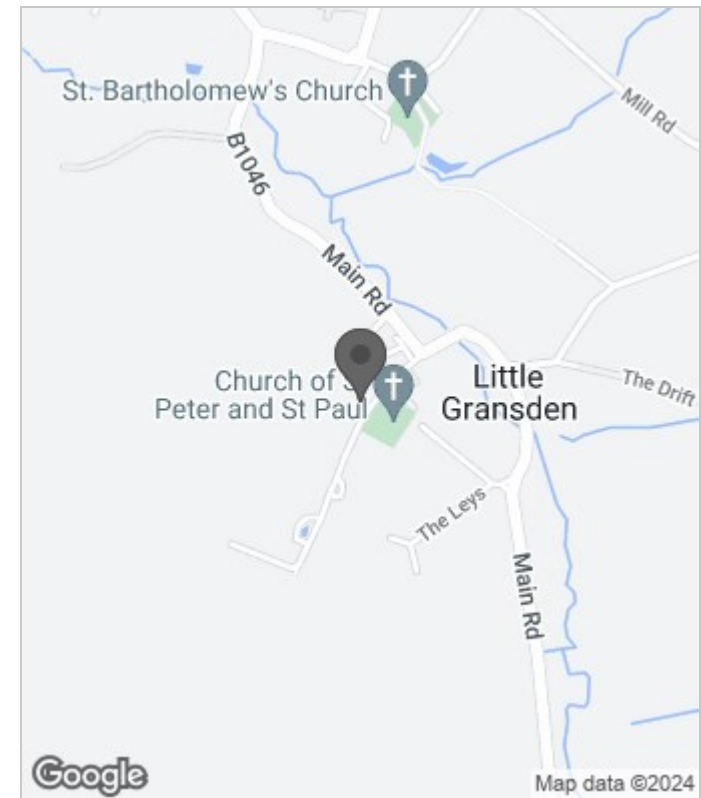


1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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