

Grain Close, Great Shelford Cambridge

£300,000 **Freehold**

Sharman Quinney

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Generous family home
- Open plan living / dining room

The property has a practical layout with plenty of potential. An entrance porch leads into the hallway, with a ground floor WC and useful built-in storage. The kitchen is positioned at the front of the house, while the generous sitting/dining room occupies the rear, creating a spacious and versatile living area with views over the garden and patio doors opening outside.

Upstairs, there are three bedrooms, a separate shower room and WC, along with further built-in storage.

The south-facing rear garden provides a great outdoor space with minimal upkeep. Predominantly paved, with established planting around the edges, it offers plenty of room for outdoor seating and dining. There is also a timber





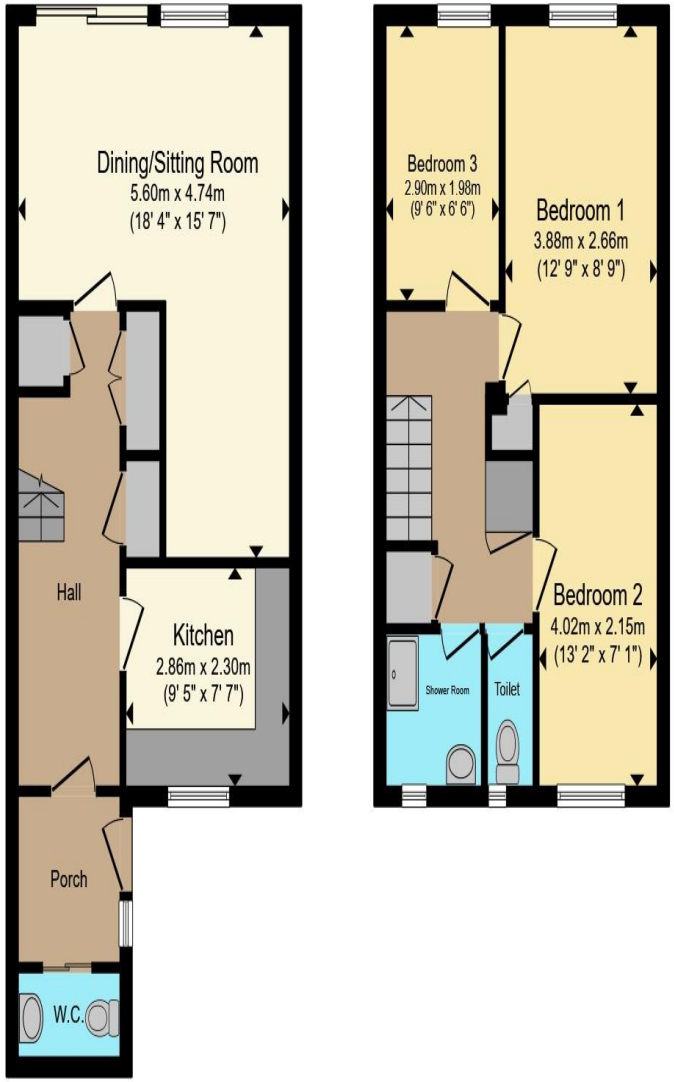


shed and gated rear access. To the front, a driveway provides parking for two cars, with additional visitor parking nearby.

What really sets this home apart is its location. Great Shelford is one of South Cambridgeshire's most desirable villages, known for its independent shops, excellent local amenities and strong sense of community. The village centre, primary school and railway station are all within walking distance, while Cambridge city centre, Addenbrooke's Hospital and the Biomedical Campus are easily accessible by bike.







Ground Floor

First Floor

Total floor area 80.9 m² (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman Quinney

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The Property Ombudsman