



Primrose Walk, Little Gransden, SG19 3DR
£350,000

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LATCHAM
DOWLING

ESTATE AGENTS

Nestling in the charming South Cambs village of Little Gransden, this delightful semi-detached house on Primrose Walk offers a perfect blend of comfort and tranquillity. Built in the 1990s, the well-maintained property spans an impressive 1,044 square feet, providing ample space for family living.

The home features three inviting bedrooms, ideal for a growing family or those seeking extra room for guests. The single 21'8" reception room is a warm and welcoming space, perfect for relaxation or entertaining friends and family. The conservatory is a wonderful space to relax and enjoy the rural views. The property boasts a well-appointed four piece bathroom and a second WC downstairs, ensuring convenience for all residents.

One of the standout features of this home is its beautiful rural setting, with picturesque fields both front and back, creating a serene backdrop for everyday life. You will find woodland walks nearby, while still being within easy reach of local amenities. A short walk from the front door is the historic village of Great Gransden, offering a shop with a post office and a range of services. Little Gransden itself boasts a pub and village hall.

For families, this property is in the catchment area of schools rated Outstanding by Ofsted - Barnabas Oley village primary and Comberton Village College - making it an ideal choice for those prioritising education.

The village lies within easy commuting range of Cambridge and of St Neots which enjoys a fast rail link to London. The property provides parking for up to three vehicles, so you and your guests will always have a place to park.

In summary, this semi-detached house in Little Gransden is a wonderful family home, combining a peaceful location with practical features. With its spacious layout and rural surroundings, it is an opportunity not to be missed.

Early viewing is highly recommended.

Entrance

Entrance Hall

WC





Lounge/diner
21'8 x 11'4 (6.60m x 3.45m)

Conservatory
12'3 x 9'5 (3.73m x 2.87m)

Kitchen
11'3 x 7'8 (3.43m x 2.34m)

First floor

Landing

Bedroom One
11'5 x 11'4 (3.48m x 3.45m)

Bedroom Two
11'4 x 9'7 (3.45m x 2.92m)

Bedroom Three
9'8 x 6'3 (2.95m x 1.91m)

Family bathroom

Outside

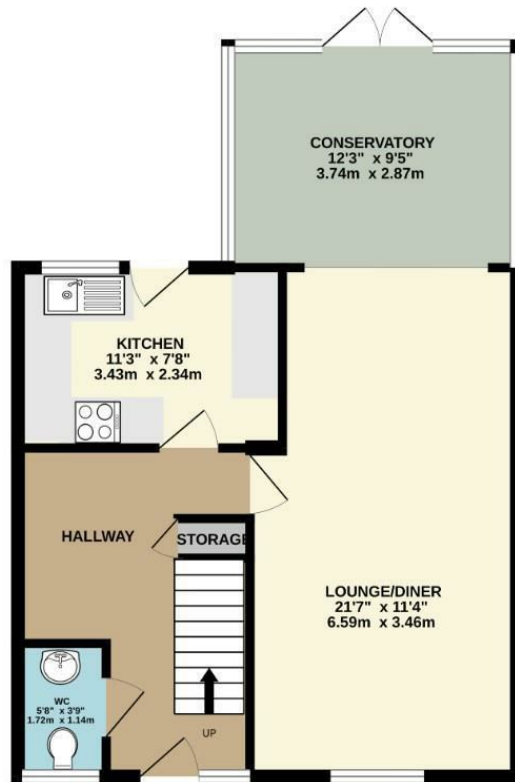
Front garden

Rear garden

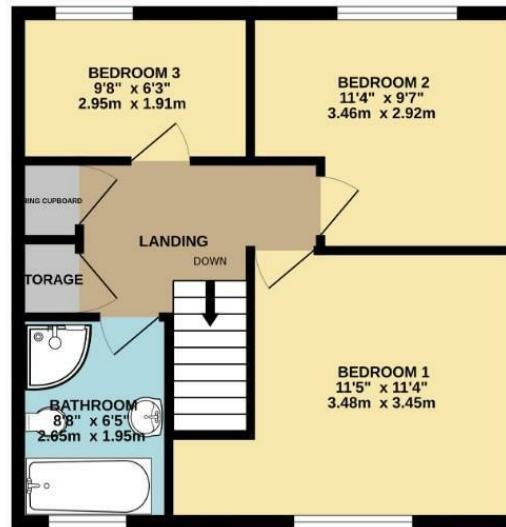
Driveway for three cars



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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