

# Little Brum

, Grendon, CV9 2ET

**£795 PCM**

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Nestled in the charming semi-rural village of Little Brum, Grendon, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Available from December 2026, this property is ideal for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

Upon entering, you are welcomed into an entrance hall that sets the tone for the rest of the home. The fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts. The reception room is inviting and offers a cosy atmosphere, perfect for relaxation or entertaining guests.

The property features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, catering to all your needs. With electric heating and double glazing throughout, you can enjoy warmth and comfort all year round.

Outside, the property boasts a lovely garden to the rear, providing an ideal space. Additionally, there is allocated parking for one vehicle, ensuring convenience for residents.








## Entrance
Via canopy porch with front door leading into:

## Entrance Hall
Wooden laminate flooring, wall mounted electric heater and doors to:

## Fitted Kitchen 5'10" x 8'7" (1.77m x 2.61m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, fitted electric fan assisted oven, four ring induction hob and pull out extractor hood. Double glazed window to the front

## Lounge 14'0" x 12'6" (4.27m x 3.82m)
Wooden laminate flooring, telephone point, TV point, spindle staircase leading to first floor, sliding patio door leading to rear garden, wall mounted feature fire surround with inset electric fire,

## Landing
Doors to:

## Bedroom 13'2" x 8'11" (4.01m x 2.71m)
Double glazed window to rear, door to Storage cupboard. wall mounted electric heater.

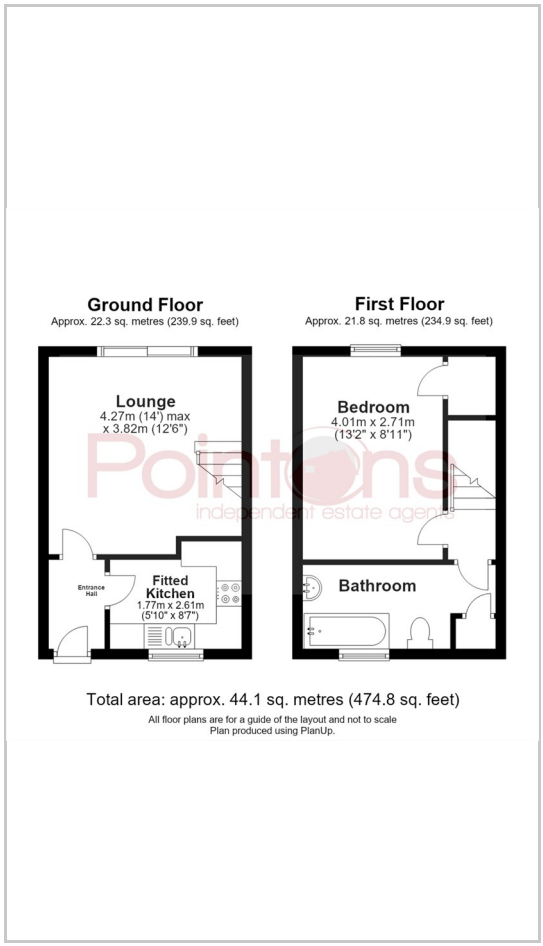
## Bathroom 5'5" x 12'6" (1.66m x 3.82m)
Recently refitted with a paneled bath having shower over and glass scree, vanity wash hand basin with cupboard under and shaver point, low level w.c., wall mounted electric fan heater and obscure double glazed window to front, door to airing cupboard housing hot water cylinder.

## Outside
To the rear is an enclosed garden with lawn, timber decking and shrub borders. To the front is a pathway leading to entrance door and allocated parking space.

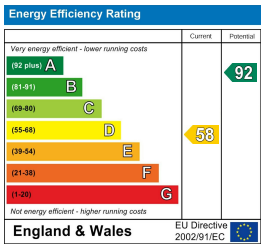
## Area Map

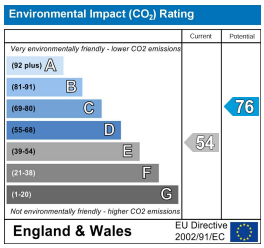



## Floor Plans




## Energy Efficiency Graph




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