



**Kennedy**  
&co.

## 13 Rowan Gardens

Gamlingay

SG19 3LU

Offers in Excess Of £350,000

- Stunning Family Home with Flexible Accommodation
- Three / Four Bedrooms
- 28ft Through Lounge / Dining Room
- Fitted Kitchen with Granite Worksurfaces
- Study / Bedroom Four
- Good Size Rear Garden
- Four Piece Family Bathroom Suite
- Secure Parking Accessed Through Electric Gates



Stunning family home offering flexible accommodation, 28ft through lounge / diner, fitted kitchen, study / bedroom four, playroom & three double bedrooms. Externally there is a rear garden with a large patio area & artificial lawn. In addition there is secure off road parking accessed through electric gates.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 and M11. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside, it is also in the catchment area for Comberton Village School. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor, radiator, laminate flooring, doors off to:

#### **CLOAKROOM**

Upvc double glazed window to the front aspect, two piece suite comprising low level Wc and vanity wash hand basin, tiling to splash areas, heated towel rail.

#### **THROUGH LOUNGE / DINING ROOM**

28' 5" x 9' 6" min (8.66m x 2.9m) Upvc double glazed window to the front aspect, Upvc double glazed sliding doors opening to the rear garden, twin radiators, feature open fireplace, laminate flooring.

#### **FITTED KITCHEN / BREAKFAST ROOM**

15' 10" x 15' 8" (4.83m x 4.78m) Upvc double glazed window to the rear aspect, fitted with a comprehensive range of base and matching eye level units, granite worksurfaces with inset one and a half bowl sink unit, space for range cooker, integrated coffee machine and microwave, plumbing for washing machine and dishwasher, tiled flooring, radiator, recessed ceiling lighting, 1/2 glazed door opening to the rear garden, further door to:

#### **GAMES ROOM**

13' 0" x 8' 5" (3.96m x 2.57m) Upvc double glazed window to the side aspect, radiator, wall mounted gas fired boiler.

#### **STUDY / BEDROOM FOUR**

10' 6" x 6' 4" (3.2m x 1.93m) Upvc double glazed window to the front aspect, radiator.

#### **FIRST FLOOR LANDING**

Upvc double glazed window to the side aspect, radiator, loft access, doors off to:

#### **BEDROOM ONE**

13' 6" x 10' 8" (4.11m x 3.25m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

#### **BEDROOM TWO**

13' 3" x 10' 7" (4.04m x 3.23m) Upvc double glazed window to the front aspect, radiator, built in double wardrobe.

#### **BEDROOM THREE**

9' 5" x 7' 11" (2.87m x 2.41m) Upvc double glazed window to the rear aspect, radiator.

#### **FAMILY BATHROOM**

Upvc double glazed window to the front aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, corner bath and walk in shower, tiling to splash areas, heated towel rail.

#### **REAR GARDEN**

Excellent size rear garden, large patio area, leading to artificial lawn, enclosed by timber panel fencing, driveway to the side providing off road parking, accessed through eclectic gates from Maple Court.

#### **FRONT GARDEN**

Laid to gravel, pathway to entrance door, overlooking open green area.





### COUNCIL TAX BAND

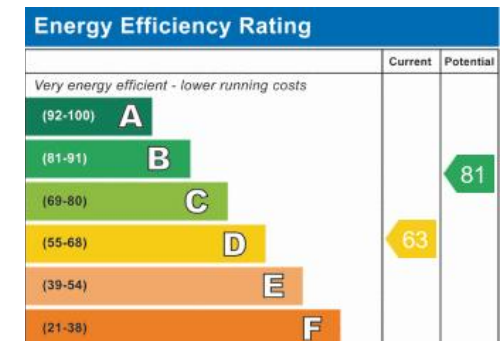
Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

South Cambridgeshire District Council



### OFFICE

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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.