



Kennedy
&co.

Church Lane

Gamlingay

SG19 3EU

Asking Price Of £325,000

- Premier Village location
- Three Double Bedrooms
- Master En-Suite Shower Room
- Fitted Kitchen
- Through Lounge / Dining Room
- Conservatory
- Enclosed Rear Garden
- Ample Of Road Parking



Rarely available three bedroom property situated in a highly sought after location within Gamlingay village near to the Church. Benefiting from a through sitting / dining room, conservatory, fitted kitchen & downstairs cloakroom. To the first floor is a spacious landing with access off to three double bedrooms with master en-suite shower room, bathroom & separate Wc.

Externally there is a well-stocked rear garden, ample off road parking & integral garage. Internal viewing is highly recommended.

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. For the London commuter there is an excellent rail service from nearby St Neots, Sandy, and

Biggleswade into London Kings Cross. Gamlingay village has its own primary school and falls in to Comberton village colleges catchment which boasts an outstanding Ofsted report.

Upvc entrance door with full height Upvc double glazed windows to either side, opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, small under stairs cupboard, solid wood flooring, radiator, Upvc double glazed window to the side aspect, glazed door to kitchen, further glazed double doors opening into:

LOUNGE / DINING ROOM

21' 1" x 10' 2" (6.43m x 3.1m) Upvc double glazed window to the front aspect, twin radiators, solid wood flooring, coving to ceiling, serving hatch to kitchen, Upvc double glazed door opening into:

CONSERVATORY

10' 4" x 9' 3" (3.15m x 2.82m) Of Upvc and glass construction, tiled flooring, Upvc double glazed twin doors opening to the rear garden.

FITTED KITCHEN

12' 7" x 9' 5" (3.84m x 2.87m) Upvc double glazed window to the rear aspect, fitted with a comprehensive range of hi gloss base and eye level units, under pelmet lighting, single bowl sink unit, Oak worksurfaces with tiling to splash areas, integral oven with inset gas hob, stainless steel extractor over, breakfast bar, radiator, plumbing for washing machine, integral fridge, tiled flooring, door through to:

REAR LOBBY

Tiled flooring, wall mounted unit, personal door to garage, Upvc part double glazed door opening to the rear garden, further door to:

CLOAKROOM

Upvc double glazed window to the rear aspect, low level Wc, radiator, tiled flooring.

FIRST FLOOR LANDING

Spacious first floor landing, Upvc double glazed window to the rear aspect, radiator, loft access, airing cupboard, doors off to all rooms.

MASTER BEDROOM

10' 6" x 10' 1" excluding door return (3.2m x 3.07m)
Upvc double glazed window to the front aspect, radiator, coving to ceiling, laminate flooring, door off to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc with concealed cistern and macerator, wall hung vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas and floor, heated towel rail, extractor fan.

BEDROOM TWO

11' 5" x 10' 8" (3.48m x 3.25m) Upvc double glazed window to the rear aspect, radiator, laminate flooring, coving to ceiling.

BEDROOM THREE

10' 11" exc wardrobes x 8' 7" (3.33m x 2.62m) Upvc double glazed window to the front aspect, radiator, laminate flooring, coving to ceiling.

BATHROOM

Upvc double glazed window to the rear aspect, two piece suite comprising circular wash hand basin with mixer tap and panelled bath with fitted shower over, fully tiled to walls and floor, heated towel rail.

SEPERATE WC

Upvc double glazed window to the rear aspect, low level Wc.

REAR GARDEN

Large patio seating area, leading to lawn with shrub borders, enclosed by timber panel fencing, shed, outside tap.

FRONT GARDEN

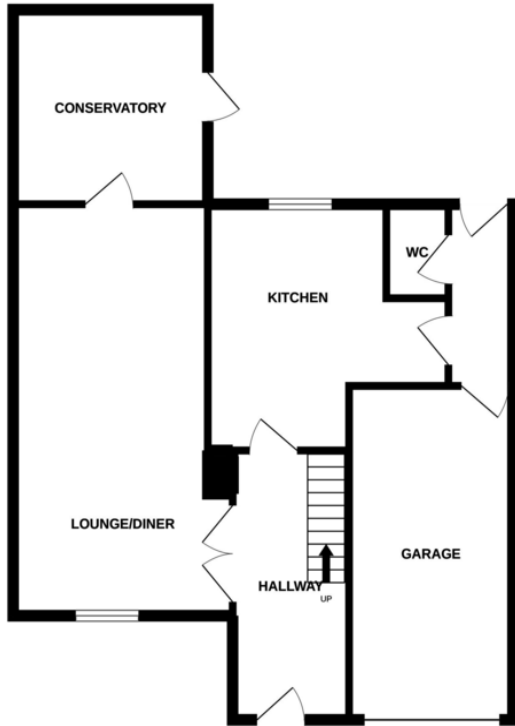
Laid to lawn, tarmac driveway providing off road parking and leading to:

INTEGRAL GARAGE

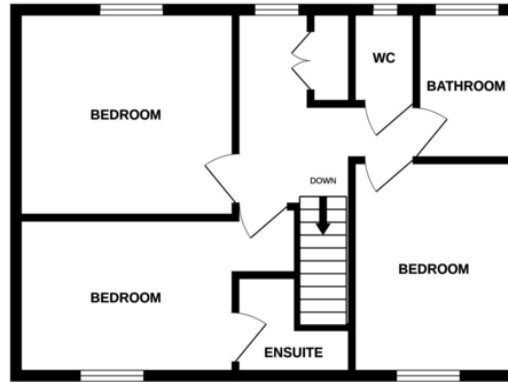
Single up and over door, power and light connected.



GROUND FLOOR
67.3 sq.m. (725 sq.ft.) approx.



1ST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) 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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COUNCIL TAX BAND

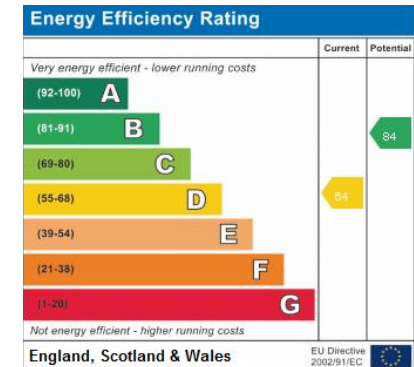
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



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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