



Kennedy
&co.

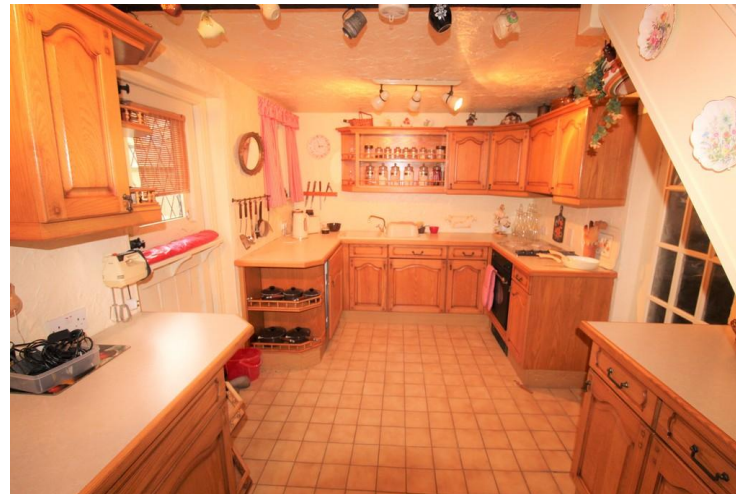
Gamlingay Road

Waresley

SG19 3DB

Asking Price Of £245,000

- Middle Terrace Period Cottage
- Character Features
- Exposed Beams & Open Fireplace
- Fitted Kitchen
- Double Bedroom with Fitted wardrobes
- Large Landing
- Bathroom
- Courtyard & Further Secret Garden



Thatched middle terrace cottage, full of character and charm, with exposed beams and open fireplace. Sitting room, fitted kitchen, large landing, double bedroom & bathroom. Externally there is a brick built storage barn, courtyard garden & further secret garden with views over neighbouring fields. No chain.

Waresley is a small village situated close to the Bedfordshire/Cambridgeshire border amidst gently undulating countryside. There is a public house, church and garden centre within the village, together with access to many public footpaths and woodland walks. Further facilities are available at nearby Great Gransden (about 2 miles) including a general store and post office together with bowls and tennis clubs. More comprehensive facilities are available at St Neots which also has a mainline railway station providing a

fast train commuter service to London's King's Cross in about 42 minutes. Primary school education is available in Great Gransden, for which there is a bus service from the village, and secondary education available at Comberton Village College.

Large wooden double doors opening into:

RECEPTION LOBBY

Tiled flooring, cupboard housing electricity meter, wooden door with arched glazed panel opening into:

SITTING ROOM

15' 3" x 11' 7" (4.65m x 3.53m) Leaded light window to the front aspect, exposed ceiling beams, brick built open fireplace with copper canopy, twin panel heaters, wall light points, door through to:

FITTED KITCHEN

15' 3" x 8' 9" (4.65m x 2.67m) Twin leaded light windows to the rear aspect, stable door opening onto courtyard, fitted range of base and matching eye level units, work surface space with inset single bowl sink unit, integral washing machine, fridge & freezer, built in oven & hob with concealed extractor over, stairs rising to:

FIRST FLOOR LANDING

9' 0" including stairwell x 8' 3" (2.74m x 2.51m) Leaded light window to the rear aspect, loft access, panel heater, seating area, latch doors off to:

BEDROOM

13' 4" x 11' 7" (4.06m x 3.53m) Leaded light window to the front aspect, Victorian style fireplace with built in wardrobes to either side, panel heater.

BATHROOM

Twin leaded light windows to rear aspect, three piece suite comprising low level Wc, inset vanity wash hand basin and panelled bath with shower attachment, airing cupboard.

COURTYARD

Set to the rear of the kitchen, paved with gated access across rear of neighbouring property for bin emptying etc, wooden door to:

STORAGE BARN / WORKSHOP

15' 10" min x 9' 6" (4.83m x 2.9m) Power connected, door to rear through to:

SECRET GARDEN

Laid mainly to lawn with views across fields.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire 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.