



Kennedy
&co.

Heath Road

Gamlingay

SG19 2JE

Asking Price Of £315,000

- Rural Location with Stunning Views
- Kitchen / Breakfast / Family Room
- Sitting Room
- Three Bedrooms
- En-Suite & Family Bathroom
- Allocated Off Road Parking
- Enclosed Rear Garden
- Downstairs Cloakroom



Three bedroom family home, situated in a semi-rural location with views over countryside to both the front and rear. Benefiting from sitting room, cloakroom, open plan kitchen / breakfast / family room, utility room, en-suite shower to master bedroom & family bathroom. Externally there is an enclosed rear garden & allocated off road parking for two vehicles.

ENTRANCE

Canopied storm porch, security light, composite entrance door leading to:-

SITTING ROOM

11' 9" x 11' 9" (3.58m x 3.58m) uPVC double glazed window to front elevation, ornamental fireplace, fuse box, radiator, 'Karndean' flooring' door to:-



INNER HALLWAY

Cupboard housing pressurized tank, stairs to first floor, inset spot lights, radiator, 'Karndean' flooring, door to kitchen, door to:-

CLOAKROOM

Fitted two piece suite comprising low level w.c. and wash hand basin, tiled to splash back, inset spot lights, chrome towel rail radiator, 'Karndean' flooring.

KITCHEN / BREAKFAST / FAMILY ROOM

21' 4" max x 11' 5" (6.5m x 3.48m) uPVC double glazed French doors to garden, roof lantern, high quality fitted kitchen with a range of base and wall units of cupboards and drawers with butcher block effect worktops over, stainless steel single bowl sink/drainers unit with taps over, tiled to splash backs, built in single



electric oven with 4 ring ceramic hob and curved stainless steel cooker hood above, integrated slim line dishwasher, peninsular breakfast bar with matching butcher block effect work top over, cupboard housing electric boiler, inset spot lights, 'Karndean' flooring, door to:-

UTILITY ROOM

6' 1" x 5' 11" (1.85m x 1.8m) Fitted base unit with butcher block effect work top over and matching upstands, space and plumbing for washing machine, space for tumble dryer, fitted tall cupboard, inset spotlights, 'Karndean' flooring.

FIRST FLOOR LANDING

Inset spotlights, doors to connecting rooms, radiator, fitted carpet.

BEDROOM TWO

11' 9" max x 8' 9" (3.58m x 2.67m) uPVC double glazed window to front elevation, radiator, fitted carpet,

FAMILY BATHROOM

Three piece suite comprising panelled bath with thermostatic shower and glass screen over, wash hand basin and low level w.c., part tiled to walls, inset spotlights, chrome towel rail radiator, 'Karndean' flooring.

BEDROOM THREE

8' 5" x 5' 9" (2.57m x 1.75m) uPVC double glazed window to rear elevation, radiator, fitted carpet.

SECOND FLOOR

MASTER BEDROOM

12' 11" max x 10' 4" (3.94m x 3.15m) uPVC double glazed window to front elevation, storage to alcoves, radiator, fitted carpet, door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to rear elevation, fully tiled corner shower cubicle with thermostatic shower and glass folding doors, low level w.c. and wash hand basin, part tiled to walls, inset spot lights, chrome towel rail radiator, 'Karndean' flooring.

EXTERNALLY

FRONT GARDEN

Enclosed by fencing and wooden gate, landscaped, paved pathway to entrance door.

REAR GARDEN

Retained by timber fencing, paved patio area, laid to lawn, gated side access to parking area.

OFF ROAD PARKING

Two allocated off road parking spaces set to one side of the terrace.

AGENTS NOTE

There is a monthly management charge of £65.00. This covers the maintenance of the parking area and the septic tank.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE

10 Market Square
Potton
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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 are 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