



Kennedy
&co.

Beechside

Gamlingay

SG19 3NB

Asking Price Of £299,950

- Extended Semi-Detached Property
- Cul De Sac location
- Separate Reception Rooms
- Three Bedrooms with Master En-Suite
- Fitted Kitchen
- Excellent Size Rear Garden
- Conservatory
- Walking Distance to Shops & School



Extended three bedroom semi-detached property located at the end of a cul de sac amongst similar style properties in the popular South Cambridgeshire village of Gamlingay. Benefiting from separate reception rooms, fitted kitchen, conservatory, en-suite shower room & family bathroom. Externally there is a good size enclosed rear garden with three timber sheds.

Parking is set to the front of the property with additional off road parking available. The local shops and School are within walking distance. Offered for sale with no forward chain.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the

countryside. Situated in the highly regarded Comberton School catchment area. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

Upvc entrance door with glazed panels opening into:

RECEPTION LOBBY

Upvc double glazed window to the side aspect, stairs rising to the first floor, tiled flooring, panel door through to:

DINING ROOM

15' 0" max x 10' 5" max (4.57m x 3.18m) Upvc double glazed bay window to the front aspect, radiator, coving to ceiling, laminate flooring, multi pane door through to:

KITCHEN

15' 5" x 8' 8" (4.7m x 2.64m) Fitted range of base and matching eye level units, ample work surface space with tiling to all splash areas, single bowl sink unit, plumbing for washing machine and dishwasher, space for cooker, stainless steel extractor hood, larder cupboard, space for upright fridge / freezer, recessed ceiling lighting, coving to ceiling, part double glazed door and window to the side aspect, multi pane door opening to:

SITTING ROOM

14' 7" x 10' 9" (4.44m x 3.28m) Radiator, coving to ceiling, Upvc double glazed French doors opening into:

CONSERVATORY

12' 3" x 7' 5" (3.73m x 2.26m) Of Upvc and glass construction, French doors opening to the garden.

FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, airing cupboard housing gas fired boiler, loft access, panel doors off to all rooms.

BEDROOM ONE

12' 0" x 9' 5" (3.66m x 2.87m) Upvc double glazed window to the front aspect, radiator, over stairs cupboard, coving to ceiling, panel door to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, heated towel rail, tiling to splash areas, extractor fan.

BEDROOM TWO

10' 9" x 7' 1" (3.28m x 2.16m) Upvc double glazed window to the rear aspect, laminate flooring, radiator, coving to ceiling, walk in wardrobe.

BEDROOM THREE

10' 9" x 7' 3" (3.28m x 2.21m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling, loft access.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, radiator, tiling to splash areas.

REAR GARDEN

Excellent size being laid mainly to lawn with flower and shrub borders, large patio hard standing area at the rear of the garden with three timber sheds, outside tap, gated side access to the front.

FRONT GARDEN

Laid to gravel.





COUNCIL TAX BAND

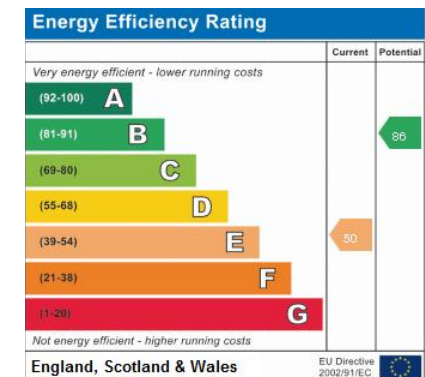
Tax band C

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.