



**Kennedy**  
&co.

## Chapel Field

Gamlingay

SG19 3QP

Asking Price Of £325,000

- Three Bedroom Family Home
- Sitting Room & Dining Room
- Fitted Kitchen
- Popular Residential Location
- Enclosed Rear Garden
- Comberton School Catchment Area
- Single Garage & Off Road Parking
- Walking Distance to all Local Amenities & School





\* Popular residential location \* Three bedroom family home \* Walking distance to all local amenities & school \* Separate reception rooms \* Fitted kitchen \* Cloakroom and family bathroom \* Enclosed rear garden \* Single garage & off road parking \* Nearby countryside walks \* Comberton School catchment area \*

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

Entrance door with glazed top panel opening into:

#### RECEPTION HALLWAY

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

#### CLOAKROOM

Upvc double glazed window to the front aspect, fitted two piece suite comprising low level Wc and wall mounted wash hand basin, radiator.

#### SITTING ROOM

13' 4" x 12' 2" (4.06m x 3.71m) Upvc double glazed window to the front aspect, twin radiators, laminate flooring, under stairs storage cupboard, archway through to:

#### DINING ROOM

10' 8" x 7' 6" (3.25m x 2.29m) Sliding patio doors opening into the conservatory, coving to ceiling, laminate flooring, radiator, door off to:

#### KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m) Upvc double glazed window to both side and rear aspects, part glazed door opening to garden, fitted range of base and matching eye level units, single bowl sink unit, ample worksurface space with tiling to all splash areas, integral oven with inset gas hob, stainless steel extractor over, space for under counter fridge and freezer, plumbing for washing machine, 'Kick space' heater, wall mounted gas fired boiler,

### FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, loft access, airing cupboard, white panel doors off to all rooms.

### BEDROOM ONE

13' 7" wardrobe x 9' 2" (4.14m x 2.79m) Upvc double glazed window to the front aspect, radiator.

### BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m) Upvc double glazed window to the rear aspect, radiator.

### BEDROOM THREE

9' 9" max x 7' 2" (2.97m x 2.18m) Upvc double glazed window to the front aspect, radiator.

### BATHROOM

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

### FRONT GARDEN

Laid mainly to gravel, pathway to entrance door, gated side access to rear garden.

### REAR GARDEN

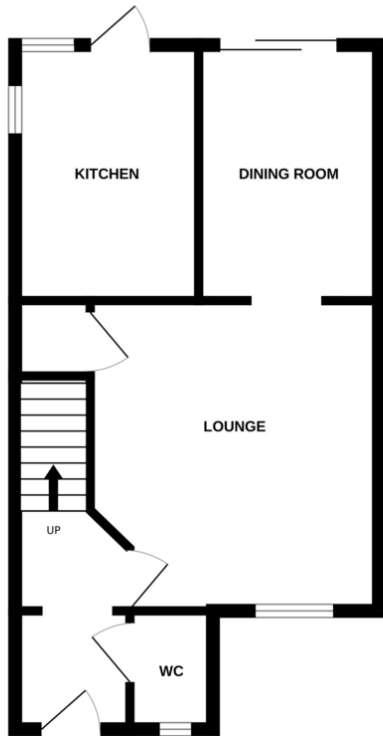
Large patio area with shrub borders leading to lawn, enclosed by timber panel fencing, tap.

### SINGLE GARAGE

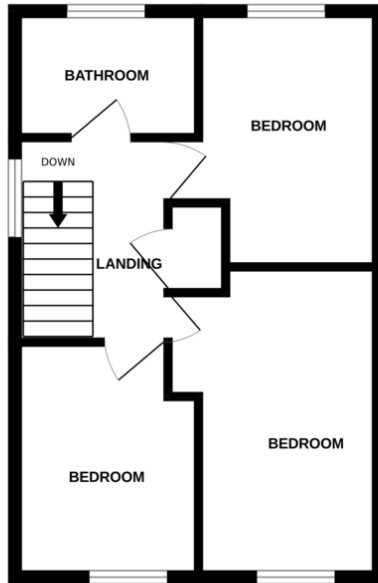
Set in a block of three to the front of the property, up and over door, additional parking to the front for one vehicle.



GROUND FLOOR



1ST FLOOR



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**

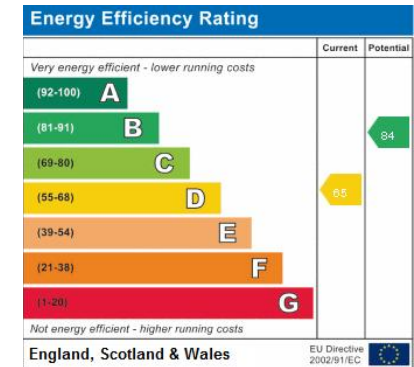
Tax band D

**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