



Kennedy
&co.

The Maltings

Gamlingay

SG19 3JN

Asking Price Of £379,950

- Prestigious Private Development
- Spacious Reception Hallway
- Fitted Kitchen with White Goods
- Large Lounge / Dining Room with Orangery to Rear
- Three Bedrooms
- Re-Fitted En-suite and Family Bathroom
- Enclosed Rear Garden
- Double Length Carport to Side



Located on this prestigious private development in the sought after village of Gamlingay, sits this delightful barn style property. Benefiting from fitted kitchen, lounge / dining room with 'Orangery' set to the rear with bi-folding doors opening to the rear garden. To the first floor are three bedrooms, stylish en-suite shower room and family bathroom. Externally there is an enclosed rear garden and double length carport.

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. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

SPACIOUS RECEPTION HALL

Stairs rising to the first floor, Oak flooring, under stairs storage cupboard, radiator, recessed ceiling lighting, white panel door off to all rooms.

FITTED KITCHEN

8' 11" x 8' 2" (2.72m x 2.49m) Double glazed window with fitted shutters to the front aspect, fitted with a range of base and matching eye level units, Corian worksurfaces and upstands with inset single bowl sink, integral fridge / freezer, washing machine and dishwasher, built in oven with four ring gas hob over with stainless steel extractor hood, tiled flooring, radiator, recessed ceiling lighting.

CLOAKROOM

Double glazed window to the side aspect, two piece suite comprising low level Wc and pedestal wash hand basin, radiator, Oak flooring.

LOUNGE / DINING ROOM

19' 7" x 10' 1" (5.97m x 3.07m) Oak flooring, twin radiators, opening up into:

ORANGERY

16' 0" x 6' 6" (4.88m x 1.98m) Double glazed windows to both sides and rear aspect, double glazed bi-folding doors opening to the rear garden, roof lantern, radiator, Oak flooring.

FIRST FLOOR LANDING

Velux window to the front aspect, space for desk, loft access, airing cupboard housing gas fired boiler, white panel doors off to:

BEDROOM ONE

15' 2" x 8' 1" (4.62m x 2.46m) Double glazed window with fitted shutters to the front aspect, wardrobe, radiator, white panel door to:

EN-SUITE SHOWER ROOM

Velux window to the rear aspect, fitted three piece suite comprising wall hung Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, storage cupboard, heated towel rail, recessed ceiling lighting, extractor fan.

BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.59m) Double glazed window with fitted shutters to the rear aspect, built in double wardrobe with further storage above, radiator.

BEDROOM THREE

10' 1" x 9' 8" (3.07m x 2.95m) Double glazed window with fitted shutters to the rear aspect, radiator.

FAMILY BATHROOM

Double glazed window with fitted shutters to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower attachment, tiling to all splash areas, heated towel rail, recessed ceiling lighting, extractor fan.

REAR GARDEN

Enclosed rear garden, large patio, shaped lawn with mature shrub border, shed, external power socket, gated side access to bin store and carport.

DOUBLE LENGTH CARPORT

Set to the side of the property, covered parking for two vehicles.

AGENTS NOTE

Monthly service charge of £35.00 which covers all the lighting, parking and common areas.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

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.