



**Kennedy**  
&co.

**Manor Road**

Gamlingay

SG19 3EN

**Asking Price Of £350,000**

- Mature Semi Detached Property
- Separate Reception Rooms
- Fitted Kitchen with Large Utility Room
- Upvc Double Glazed Conservatory
- Three Bedrooms
- Re-Fitted Bathroom Suite
- Off Road Parking
- Beautifully Tended Gardens



A well-presented three bedroom semi-detached family home, located within walking distance of all local amenities. Benefiting from separate reception rooms, fitted kitchen with large utility room, cloakroom and Upvc double glazed conservatory. To the first floor are three good-sized bedrooms and re-fitted bathroom suite. Externally there are beautifully tended gardens and driveway providing off road parking.

The property is located at the end of a cul de sac and offers great development potential, having previously had planning permission (now lapsed) granted for a two story side extension.

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 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. Gamlingay falls within the highly regarded 'Comberton School' catchment area.

Upvc part double glazed entrance door opening into:

#### **RECEPTION LOBBY**

Upvc double glazed windows to front and both side aspects, 1/2 Upvc double glazed door opening into:

#### **ENTRANCE HALLWAY**

Upvc double glazed window to the side aspect, coving to ceiling, radiator, door through to:

#### **SITTING ROOM**

13' 3" x 12' 1" max (4.04m x 3.68m) Upvc double glazed window to the front aspect, laminate flooring, radiator, feature fireplace with marble effect surround, opening through to:

#### **DINING ROOM**

12' 2" x 8' 4" (3.71m x 2.54m) Laminate flooring, radiator, coving to ceiling, Upvc double glazed French doors opening to the conservatory, further opening through to:

#### **KITCHEN**

12' 3" x 5' 6" (3.73m x 1.68m) Upvc double glazed window to the rear aspect, range of base and eye level units, work surface space with inset single bowl sink unit, slim line dishwasher, built in oven with inset gas hob and extractor over, plumbing for washing machine, tiling to all splash areas, archway through to:

#### **UTILITY ROOM**

9' 7" x 8' 9" (2.92m x 2.67m) Upvc double glazed window to the front aspect, range of fitted base and eye level units, laminate flooring, work surface space with tiling to splash areas, space for upright fridge / freezer, 1/2 double glazed Upvc door opening to the rear garden, further door to:

### **CLOAKROOM**

Upvc double glazed window to the rear aspect, fitted two piece suite comprising low level Wc and vanity wash hand basin, laminate flooring.

### **CONSERVATORY**

Of Upvc and double glazed glass construction, laminate flooring, Upvc double glazed door opening to the rear garden. Currently utilised as a home office.

### **FIRST FLOOR LANDING**

Upvc double glazed window to the side aspect, access to large loft space, doors off to all rooms.

### **BEDROOM ONE**

12' 10" x 9' 4" (3.91m x 2.84m) Upvc double glazed window to the front aspect, radiator.

### **BEDROOM TWO**

10' 6" min x 8' 9" (3.2m x 2.67m) Upvc double glazed window to the rear aspect, radiator, twin built in wardrobes.

### **BEDROOM THREE**

8' 7" x 7' 8" (2.62m x 2.34m) Upvc double glazed window to the front aspect, radiator.

### **RE-FITTED BATHROOM**

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and bath with fitted shower over, tiling to all splash areas, heated towel rail, radiator, coving to ceiling.

### **REAR GARDEN**

Patio area leading to shaped lawn with well stocked tree and shrub borders, lean to, enclosed by timber panel fencing affording a great deal of privacy, shed, ornamental pond, timber archway leading through to side garden.

### **SIDE GARDEN**

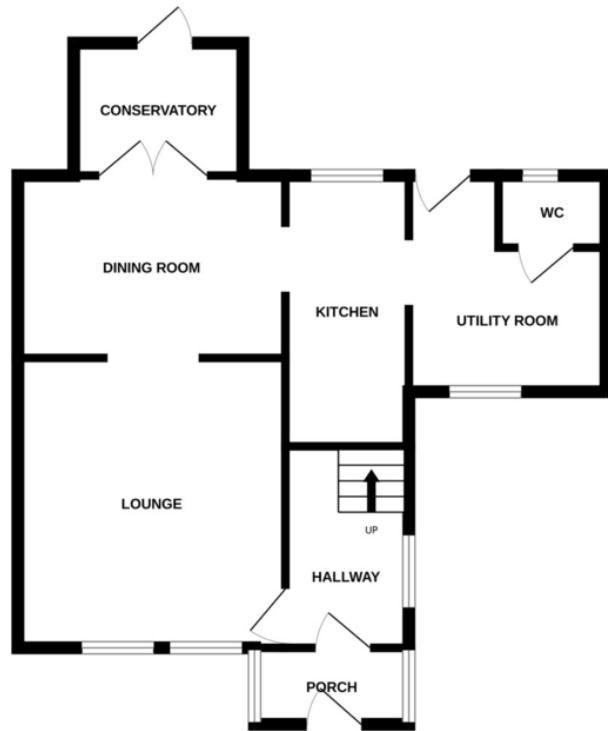
Currently used as a vegetable plot with raised beds, greenhouse, well screened to the front, gated access to driveway and front garden.

### **FRONT GARDEN**

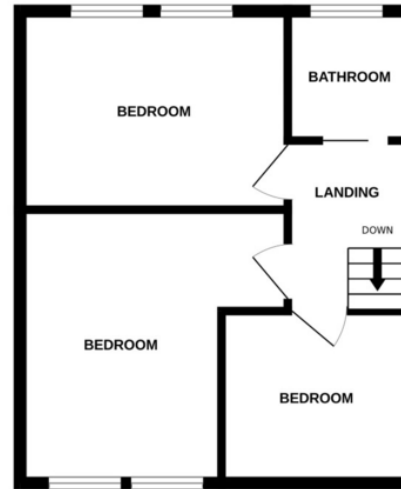
Laid to lawn with hedge screening, driveway proving off road parking.



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**

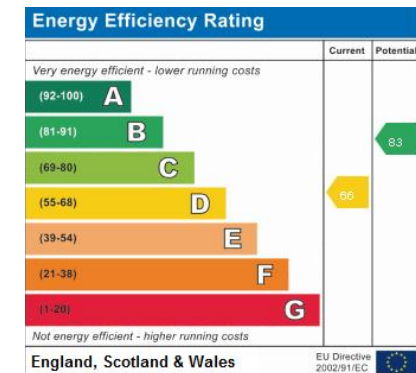
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District Council



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