



Kennedy
&co.

Potton Road

Gamlingay

SG19 3LW

Guide Price £650,000

- Semi-Rural Detached Bungalow
- 170ft x 130ft Plot (maximum measurements)
- Great Potential for Further Development
- Ample Off road Parking
- Four Bedrooms
- 20ft x 20ft Kitchen / Breakfast Room
- 19ft x 13ft Sitting Room
- 18ft x 8ft Conservatory



Semi-rural detached bungalow sitting on a plot measuring 170ft x 130ft (maximum measurements). Offering great potential for further development. Requiring a degree of modernisation and benefiting from four bedrooms, 20ft x 20ft kitchen / breakfast room, sitting room and 18ft x 8ft conservatory.

Located on the outskirts of Gamlingay village, the property sits centrally on the plot which is predominately laid to lawn with mature hedge and tree screening. To the front of the property there is ample off road parking, accessed through twin five bar gates.

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.

ENTRANCE LOBBY

Glazed multi pane door with full height windows to side opening into:

SPACIOUS RECEPTION HALLWAY

Ornate ceiling coving, twin radiators, doors off to all rooms.

BEDROOM

10' 9" x 10' 9" (3.28m x 3.28m) Upvc double glazed leaded light window to the front aspect, circular window to side aspect, radiator, coving to ceiling.

BEDROOM

12' 9" x 10' 8" (3.89m x 3.25m) Upvc double glazed leaded light window to the front aspect, twin radiators, coving to ceiling.

BATHROOM

9' 7" x 7' 1" (2.92m x 2.16m) 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 attachment, tiling to all splash areas, base and eye level unit, radiator.

BEDROOM

9' 8" x 7' 6" (2.95m x 2.29m) Upvc double glazed window to the side aspect, coving to ceiling, radiator, loft access.

BEDROOM

13' 4" x 11' 9" (4.06m x 3.58m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

CLOAKROOM

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

KITCHEN / BREAKFAST ROOM

20' 0" x 20' 0" (6.1m x 6.1m) Upvc double glazed leaded light window to the front aspect further Upvc double glazed window to the rear aspect, fitted range of base and glass fronted wall units, tiled worksurfaces with inset one and a half bowl sink unit, pantry, parquet flooring, feature ceiling beams, 'Rayburn', airing cupboard housing immersion heater, multi pane double doors to sitting room, further door to:

UTILTIY ROOM

7' 8" x 6' 9" (2.34m x 2.06m) Upvc double glazed windows to side and rear aspects, double base unit, inset single bowl sink unit, plumbing for washing machine, fully tiled walls, radiator, 1/2 glazed Upvc door to conservatory.

SITTING ROOM

19' 9" x 13' 6" (6.02m x 4.11m) Upvc double glazed leaded light window to the front aspect further Upvc double glazed window to the side aspect, twin radiators, brick built open fireplace, French doors opening to the conservatory.

CONSERVATORY

18' 0" x 8' 0" (5.49m x 2.44m) Of Upvc and glass construction, floor standing oil fired boiler, 1/2 Upvc double glazed door opening to the rear garden and patio.

GARDEN

Sitting centrally on an excellent size plot, which is predominantly laid to lawn with mature tree and hedge screening, various patio areas and pathways, ample off road parking for a number of vehicles which is accessed through twin five bar gates.

AGENTS NOTE

Predominantly oil fired radiator heating system, solid fuel 'Aga' and immersion heater.
Septic tank.





COUNCIL TAX BAND

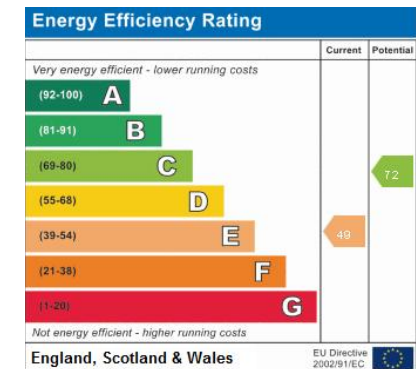
Tax band

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.