



Kennedy
&co.

Cowslip Lane

Gamlingay

SG19 3LZ

Offers Over: £575,000

Small Select Development
of Just 13 Houses

Open Plan Kitchen / Dining
/ Family Room

Four Bedrooms with Master
En-Suite

Separate Sitting Room

Enclosed Rear Garden

Garage & Ample Off Road
Parking

Family Bathroom &
Downstairs Cloakroom

Private Cul De Sac



Situated within an exclusive private development of just 13 executive homes, sits this modern detached four bedroom property. Benefiting from an open plan kitchen / breakfast / dining room, separate sitting room, en-suite shower room to master bedroom and family bathroom. Externally there is a good size enclosed rear garden, off road parking and single garage.

This delightful property is located within walking distance of all local amenities and the local school along with a variety of spots for open walks in the countryside.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.



Entrance door with glazed inserts and fanlight opening into:

RECEPTION LOBBY

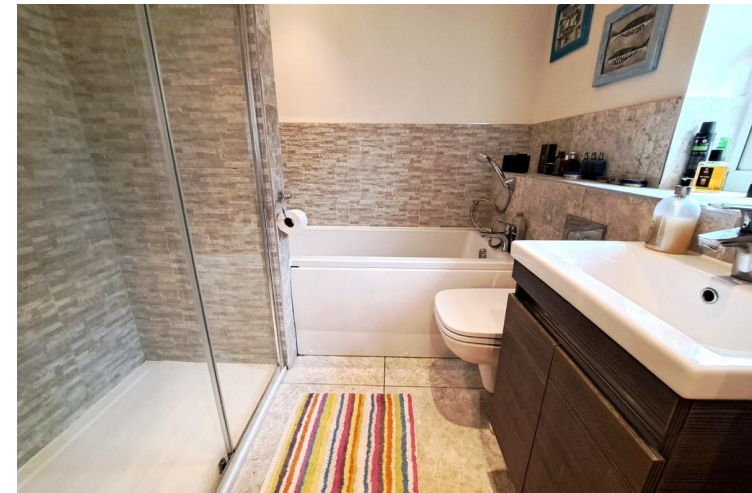
Full height Upvc double glazed window to the side aspect, Oak door through to:

SITTING ROOM

14' 1" x 11' 9" (4.29m x 3.58m) Upvc double glazed window to the front aspect with fitted shutters, under floor heating control, recessed ceiling lighting, Oak doors to inner hallway and through to:

OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM

21' 9" x 18' 1" (6.63m x 5.51m) (L shaped maximum measurements) Upvc double glazed window and bi-folding doors opening to the rear garden, fitted range of hi gloss base and eye level units, quartz work



surfaces and upstands, inset one and a half bowl sink with drainer, twin built in cookers, one with microwave function, inset induction hob with stainless steel extractor over, integral dishwasher and fridge / freezer, ample space for table and chairs, recessed ceiling lighting, under floor heating control, Oak door to:

UTILITY ROOM

6' 5" x 6' 1" (1.96m x 1.85m) Upvc double glazed window and 1/2 glazed door opening to the side aspect, double wall mounted unit, base unit with worksurface over, inset single bowl sink unit, plumbing for washing machine.

INNER HALLWAY

Oak staircase rising to the first floor, Oak doors to garage and cloakroom.

CLOAKROOM

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc with concealed cistern and wall mounted wash hand basin, tiling to floor and walls.

FIRST FLOOR GALLERIED LANDING

Upvc double glazed window to the side aspect, radiator, airing cupboard, recessed ceiling lighting, Oak doors off to all rooms.

MASTER BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) Upvc double glazed window to the front aspect with fitted shutters, radiator, recessed ceiling lighting, loft access, double mirror fronted wardrobe, Oak door to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc with concealed cistern, vanity wash hand basin and

enclosed fully tiled shower cubicle, tiling to all splash areas, heated towel rail.

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m) Upvc double glazed window to the front aspect with fitted shutters, vaulted ceiling, radiator, built in double wardrobe with mirrored front, book shelving.

BEDROOM THREE

11' 2" x 10' 4" (3.4m x 3.15m) (maximum measurements sloping ceiling) Upvc double glazed window to the side aspect, radiator.

BEDROOM FOUR

11' 0" x 9' 5" (3.35m x 2.87m) Upvc double glazed window to the side aspect, velux window to the rear aspect, radiator.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc with concealed cistern, vanity wash hand basin, bath with

fitted shower attachment and enclosed fully tiled shower cubicle, tiling to all splash areas, heated towel rail.

REAR GARDEN

Large patio seating area to the rear of the property leading to lawn, raised well stocked beds to one side, gated side access to the front, shed, tap, outside lighting.

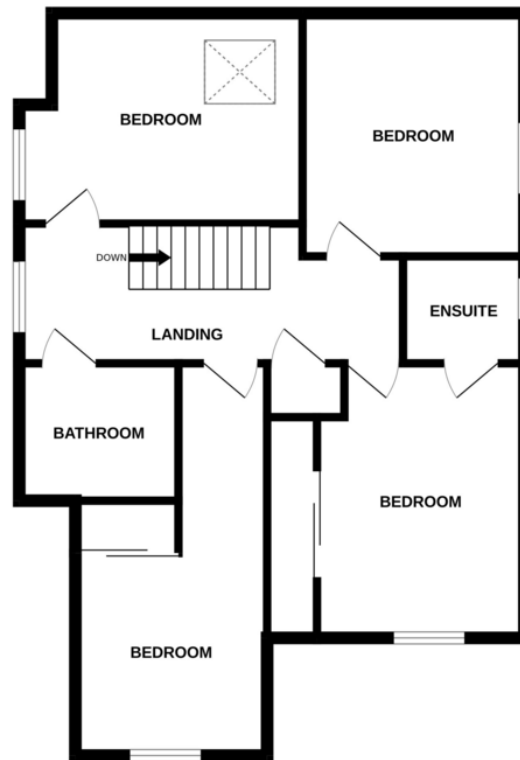
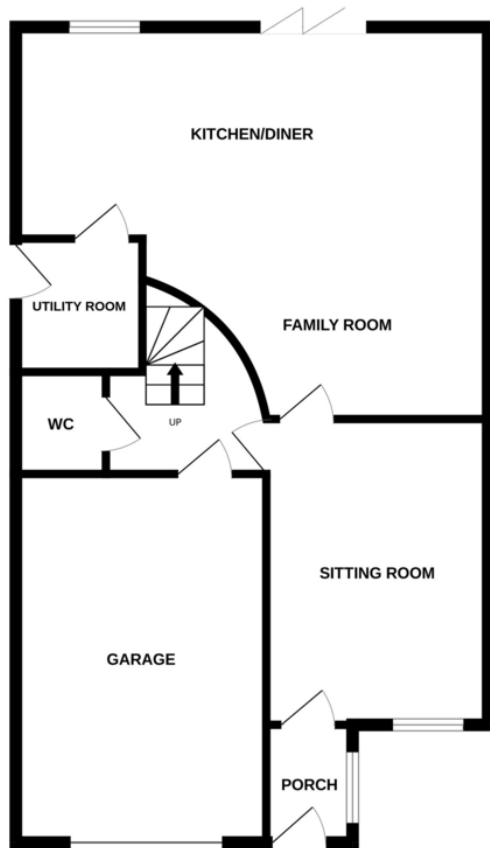
FRONT GARDEN

Block paved driveway providing off road parking for two vehicles leading to:

INTEGRAL SINGLE GARAGE

Metal up and over door, power and light connected. The garage has been plastered out in order to convert to additional living accommodation if required, subject to the necessary planning consents.





COUNCIL TAX BAND

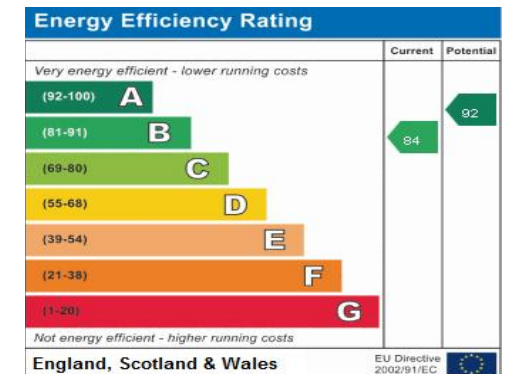
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE
 10 Market Square
 Potton
 Bedfordshire
 SG19 2NP

T: 01767 262729
E: potton@kennedyestateagents.uk

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