



Kennedy
&co.

Green Acres

Gamlingay

SG19 3LR

Offers Over £350,000

- Large family home
- Kitchen with Utility
- Three double bedrooms
- Four piece bathroom suite
- Off road parking for 3 cars
- Garden with decking and ponds
- Overlooking open fields
- Garage



A very large family home situated in the village of Gamlingay. The property offers off road parking for three vehicles plus garage, fitted Kitchen with separate utility, Downstairs cloakroom, Three double bedrooms, Four piece bathroom suite, Double glazing and gas central heating. The property has a mature rear garden with decking and ornamental fish ponds and overlooks open fields to the rear.

PARTICULARS

Mono bloc driveway with parking for three vehicles.
Garage
Double glazed half panelled door with glass panels to the side leading to:

PORCH

0m x 0m) Tiled flooring. Radiator. Half glazed door to:

HALLWAY

8' 4" x 6' (2.54m x 1.83m) Open plan with stairs rising to the first floor.

LOUNGE/DINER

26' 7" x 10' 2" (8.1m x 3.1m) Large double glazed picture window to the front. Double glazed patio doors to the rear garden. Laminate flooring. Two radiators. Coving to the ceiling.

KITCHEN

12' 6" x 9' 4" (3.81m x 2.84m) Base and wall mounted units (some with glass fronts). Moulded sink and drainer. Rolled edge work top surfaces. Oven and grill

with hob and extractor. Plumbing for dishwasher. Space for fridge. Tiled walls. recessed lights. Double glazed window to the rear.

UTILITY

Plumbing for washer/dryer. Double glazed door to the garden. Window to the side.
Door to garage.

CLOAKROOM

Wash hand basin. W.C. Double glazed window to the side.

LANDING

Office space. Storage cupboard housing the boiler. Double glazed window to the rear. Access to the loft.
Doors to:

BEDROOM 1

14' 8" x 10' 3" (4.47m x 3.12m) Double glazed window to the front. Storage cupboard. Radiator

BEDROOM 2

11' 5" x 10' 7" (3.48m x 3.23m) Double glazed window to the rear. Radiator

BEDROOM 3

13' 1" x 8' 7" (3.99m x 2.62m) Double glazed window to the front. Radiator.

BATHROOM

Large double shower. Bath with hand held shower. Wash hand basin. W.C. Heated towel rail.

REAR GARDEN

Large decked area with pergola. Patio area. Two koi fish ponds. Overlooking open fields beyond.

GARAGE

Up and over door. Power and lighting. Internal door to utility.





COUNCIL TAX BAND

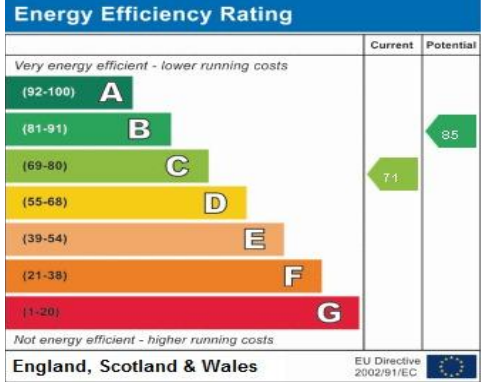
Tax band C

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