



Kennedy
&co.

Fairfield

Gamlingay

SG19 3LG

£545,000

- Four good sized bedrooms
- Lounge
- Family room
- Study
- Downstairs cloakroom
- Kitchen/breakfast room
- Double garage
- Parking for four vehicles



PARTICULARS

Composite door leading to:

LARGE ENTRANCE HALLWAY

Two radiators. Staircase to the first floor with recess under. Consumer board. Doors to all principal rooms. Door to:

CLOAKROOM

Refitted in recent years to provide: low level W.C. vanity unit housing the wash hand basin. Tiled flooring. Extractor fan. Spotlighting.

STUDY

8' x 7' 6" (2.44m x 2.29m) Frosted double glazed window to the side. Radiator.

FAMILY ROOM

14' 5" x 12' 1" (4.39m x 3.68m) Double glazed windows to both the front and side. Radiator.

LOUNGE

17' 7" x 13' 2" (5.36m x 4.01m) Double glazed windows to both the front and garden. Radiator. Chimney with recess for working fireplace. Wall lights.

KITCHEN/BREAKFAST ROOM

21' 3" x 11' 3" (6.48m x 3.43m) Double glazed window to the rear and double glazed doors to the garden. Radiator. Refitted over recent years to provide a range of high gloss base, wall mounted units and work top surfaces. Built in Bosch double oven and microwave. Integrated tall fridge/freezer. Gas hob with stainless steel extractor over. Sink with mixer taps and drainer.

Recess lighting. Wood effect flooring. Door to:

UTILITY ROOM

5' 5" x 5' 5" (1.65m x 1.65m) Double glazed window to the side. Double glazed door to the rear. High gloss base and wall units with worktops. Recess lighting. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Double glazed window to the front. Radiator. Access to the loft space. Built in cupboard with shelving and Worcester gas boiler.

BEDROOM ONE

13' 5" x 11' 3" (4.09m x 3.43m) Double glazed window to the rear. Radiator. Built in double wardrobes with mirror fronts.

BEDROOM TWO

12' 2" x 9' 10" (3.71m x 3m) Double glazed window to the rear. Radiator. Built in double wardrobes with mirror fronts.

BEDROOM THREE

9' 3" x 7' (2.82m x 2.13m) Double glazed window to the rear. Radiator

BEDROOM FOUR

8' 9" x 7' 3" (2.67m x 2.21m) Double glazed window to the front. Radiator.

BATHROOM

Frosted double glazed windows to the front and side. Four piece suite comprising of, enclosed shower cubicle. Panelled bath. Low flush W.C. Vanity unit housing the wash hand basin with storage under. Recess lighting. Extractor fan. Tiled flooring.

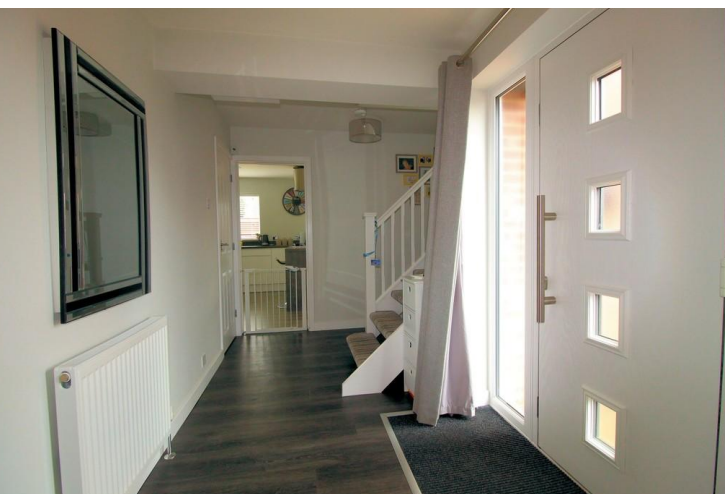
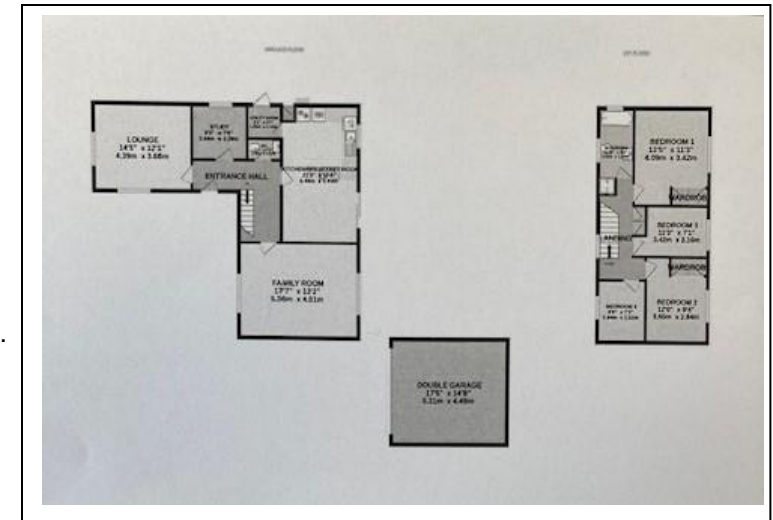
OUTSIDE

REAR GARDEN

Patio area with small brick retaining wall leading to a lawned area. Raised patio area in the rear. Raised flower beds. Small pond. Gated access leading to the driveway. Pathway leading to a further courtyard area. Outside tap and power point. Storage shed.

FRONT GARDEN AND DOUBLE GARAGE

Block paved driveway for four vehicles leading to the double garage with inspection pit, power and lighting. Door leading to the rear garden.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.