



**Kennedy**  
&co.

**Dennis Green**

Gamlingay

SG19 3LQ

**Asking Price Of £275,000**

Two good size bedrooms

Upstairs bathroom

Lounge/dining room

Country style kitchen

Views across the Lupin field

Off road parking

Garden





A delightful end of terrace cottage situated on the outskirts of the popular village of Gamlingay. Set back from the road the cottage (formally one of the old workers cottage) has views over the Lupin field and renovated approx. 10 years ago to provide a lovely lounge/dining room, country style kitchen with stable door, two good sized bedrooms with upstairs bathroom. There is off road parking and garden to the side.

Gamlingay is a popular village within easy reach of the larger town of St Neots and provides beautiful countryside walks, villages shops and post office, restaurants, public houses, doctors, social clubs and good schooling

### PARTICULARS

Timber effect stable door into:

### KITCHEN

13' 8" x 8' 4" (4.17m x 2.54m) Country style kitchen with oak worktops. Space for oven, plumbing and space for washing machine and tumble dryer. Stainless steel sink with drainer. Tiled flooring, recessed lighting, double glazed window to the side, extractor.

### LOUNGE/DINER

11' 9" x 14' 1" (3.58m x 4.29m) Wall mounted electric fire, Storage heater, double glazed window overlooking open fields, oak flooring.

### BEDROOM ONE

12' 6" x 10' 8" (3.81m x 3.25m) Double glazed window to the side, storage cupboard, fitted wardrobes, storage heater.

### BEDROOM TWO

8' 4" x 7' 5" (2.54m x 2.26m) Double glazed window to the side, storage heater, access to the loft space, cupboard housing the hot water cylinder tank.

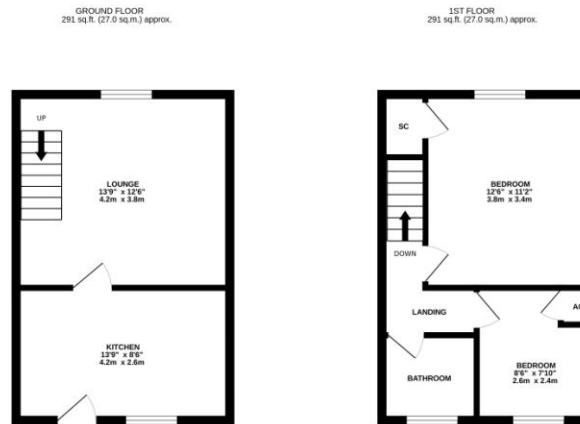
### BATHROOM

Bath with Triton shower over (fully tiled), wash hand basin, W.C. Double glazed window to the side, shaver point, extractor, underfloor heating.

## EXTERNALLY

Off road parking to the side of the garden via a shared driveway.

Side Garden with raised borders, garden shed, outside lighting, overlooking the lupin field.







### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

### OFFICE

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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.