



**Kennedy**  
&co.

**Dennis Green, Gamlingay**

SG19 3LQ

EPC: TBA

**£269,950**

**CHAIN FREE**

Superb Two Bedroom Period Home

Modern Fitted Kitchen/Breakfast Room

Sitting Room With Cast Iron Wood Burner

Re-Fitted First Floor Bathroom

Offset Garden With Potential For Off Road Parking

Backing On To Open Lupin Field

Sought After Quiet Village Location

uPVC Double Glazing



**A superb opportunity to purchase this delightful two bedroom period terrace cottage, situated on the outskirts of the popular village of Gamlingay, backing on to a generous Lupin field with excellent open views.**

**This former workers cottage briefly boasts a modern kitchen/breakfast room, 13ft x 12ft lounge with cast iron wood burner, two good sized bedrooms and re-fitted first floor bathroom.**

**Externally the property benefits from an offset garden with potential to create off road parking for one vehicle.**

**Early viewings are strongly advised.**



**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.**



Timber glazed entrance door to:

#### **KITCHEN/BREAKFAST ROOM**

12' 6" x 8' 5" (3.81m x 2.57m) uPVC double glazed window to front elevation, electric heater, modern fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating space for cooker, space and plumbing for washing machine, built in fridge and built in freezer with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel glass curved extractor hood, tiled flooring, sunken spotlighting, door to:

#### **LOUNGE**

13' 9" x 12' (4.19m x 3.66m) uPVC double glazed window to rear elevation, electric heater, feature cast iron wood burner, solid wood flooring, stairs rising to first floor.

## FIRST FLOOR

### LANDING

Communicating doors to:

### MASTER BEDROOM

12' x 10' 7" (3.66m x 3.23m) uPVC double glazed window to rear elevation, electric heater, access to loft space, built in storage cupboard over stairs.

### BEDROOM TWO

8' 5" x 7' (2.57m x 2.13m) uPVC double glazed window to front elevation, electric heater.

### BATHROOM

uPVC obscure double glazed window to rear elevation, under floor heating, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

## EXTERNALLY

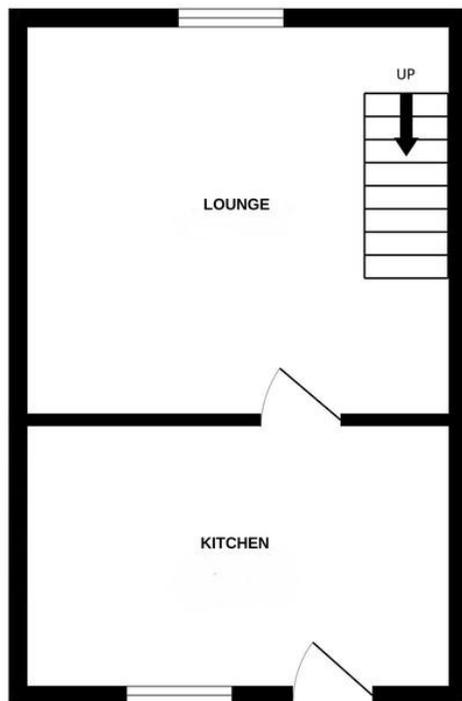
### GARDEN

Offset garden, mainly laid to lawn with paved patio area, potential to turn into off road parking for one vehicle with shared access driveway.

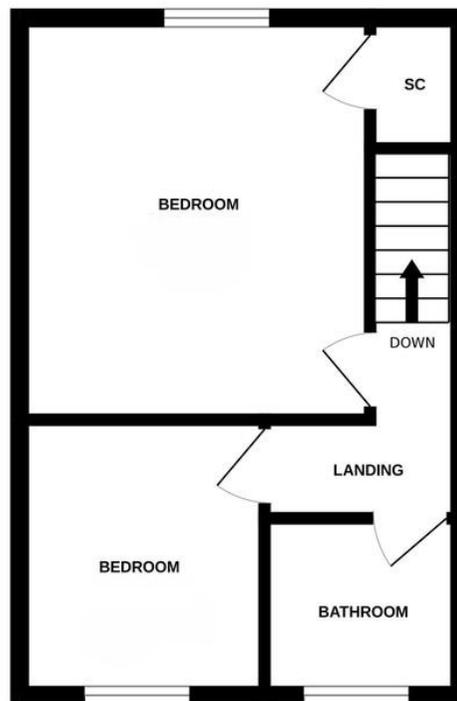
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band B

**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