



## Swannell Way, Gamlingay, SG19 3DF

£310,000



\*\*\*CHAIN FREE\*\*\*

Latcham Dowling Estate Agents are delighted to offer for sale this beautifully presented modern two bedroomed semi detached home , built by Kier Homes and tucked away down a quiet cul-de-sac on the edge of the charming village of Gamlingay. This lovely home offers a Lounge/ Dining Room with French doors that open straight out on to the South facing garden, a well fitted kitchen with a range of integrated appliances, and a cloakroom all on the ground floor. Then, upstairs there are two double bedrooms (with an en suite shower room to bedroom one) and the family bathroom. In addition to the lovely garden, you also have an oversized garage with an allocated parking space directly in front.

At a stones throw from the property you have access to lovely dog walking locations, local playing fields as well as being a short walk from all the amenities that Gamlingay has to offer, including: 2 public houses,



## Entrance Hall

Access to all ground floor accommodation, stair case to first floor, radiator.

## Kitchen

9'4 x 7'9 (2.84m x 2.36m)  
Double glazed window to front aspect, includes an array of knee and eye level units, 1 and a half sink with mixer tap, built in appliances including washing machine, fridge-freezer and 4 ring gas hob, radiator

## Lounge

14'10 x 12'8 (4.52m x 3.86m)  
Double glazed window and French doors to rear aspect, carpeted flooring, access to under stair storage, radiator

## w/c

6'2 x 3'3 (1.88m x 0.99m)  
w/c, wash basin and double glazed window to side aspect

## First Floor Landing

Access to all first floor accommodation, carpeted flooring, access to loft via loft hatch and radiator

## Bedroom 1

10'9 x 10'0 (3.28m x 3.05m)  
Double glazed window to front aspect, built in wardrobe storage, carpeted flooring, radiator

## En-Suite

5'4 x 4'5 (1.63m x 1.35m)  
Double glazed window to front aspect, corner shower, w/c, wash basin, radiator

## Bedroom 2

10'6 x 7'9 (3.20m x 2.36m)  
Double glazed window to rear aspect, carpeted flooring, radiator

## Bathroom

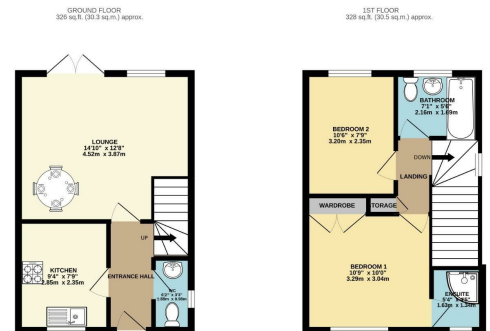
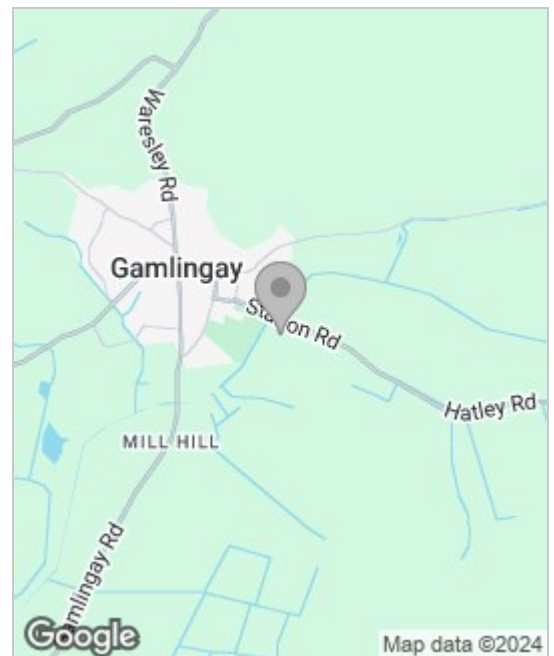
7'1 x 5'6 (2.16m x 1.68m)  
Double glazed window to rear aspect, panelled bath with mixer tap and overhead shower, w/c, wash basin, radiator

## Rear aspect

South Facing rear garden with back gate to garage

## Garage

Oversized garage with lighting and power.



TOTAL FLOOR AREA: 640 SQ FT (59.74 SQ M)  
\*These figures are for information only and do not constitute an offer or contract. They are based on the information provided to us and are subject to change without notice. We do not warrant the accuracy of these figures and accept no liability for any errors or omissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.