



Clare Court, Gamlingay, SG19 3JF  
Guide Price £500,000 - £525,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*

This is a Grade 2 listed FOUR BEDROOM CHARACTER HOME, situated in a quiet courtyard setting within the ever popular village of Gamlingay and within a short walk to the centre of the village with all its amenities.

The ground floor offers a spacious lounge that is a great size. You will also find a study/playroom which is great for anyone needing to work from home. There is also a utility room and a W.c that complete the ground floor. As you can see from the floor plan there are two staircases one leads to the main bedroom area and family bathroom and the second staircase leads from the lounge directly to the Kitchen/Dining room. The kitchen has been fully refitted by the current owners and boasts a wealth of fitted appliances and at 39' really does make for a great entertaining area.

The second floor boasts the large master bedroom which is 17', has built in storage to both eaves and boasts a four piece family bathroom

Outside there is a private rear garden that is enclosed by a combination of brick walling and fencing. To the front of the property is a double width block paved driveway that in turn leads to a Double garage.

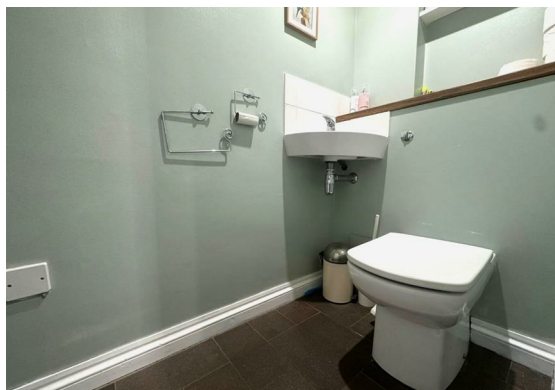
The heating system is powered by a Pellet system and has a funded grant in place and pays £470 per quarter and this is transferable. (See agents note).

Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

Situated close to the centre of Gamlingay Village, everything is at hand including primary school and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub. Did i mention it is within the popular Comberton school Catchment

Entrance

Entrance Hall





**Utility Room**  
5'8 x 5'7 (1.73m x 1.70m)

**W.c**

**Study/Playroom**  
15'1 x 8'7 (4.60m x 2.62m)

**Lounge**  
19'8 x 15'9 (5.99m x 4.80m)

**First Floor**

**Kitchen/Dining Room**  
39' x 11' (11.89m x 3.35m)

**Landing**

**Bedroom Two**  
11'8 x 8'4 (3.56m x 2.54m)

**Bedroom Three**  
10'4 x 7'7 (3.15m x 2.31m)

**Bedroom Four**  
9'10 x 5'5 (3.00m x 1.65m)



**Family Bathroom**

**Second Floor**

**Landing**

**Master Bedroom**  
17'9 x 11'5 (5.41m x 3.48m)

**En Suite**  
8'2 x 7'2 (2.49m x 2.18m)

**Outside**

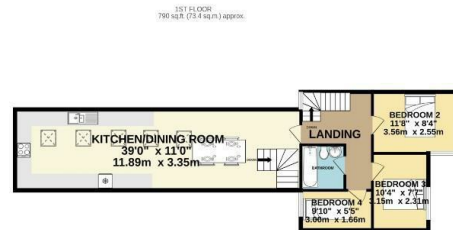
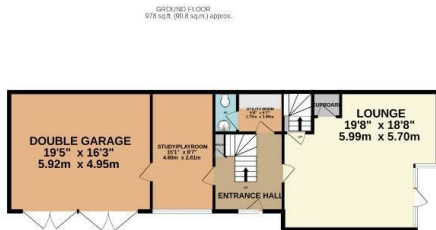
**Rear Garden**

**Front Garden**

**Double Garage**

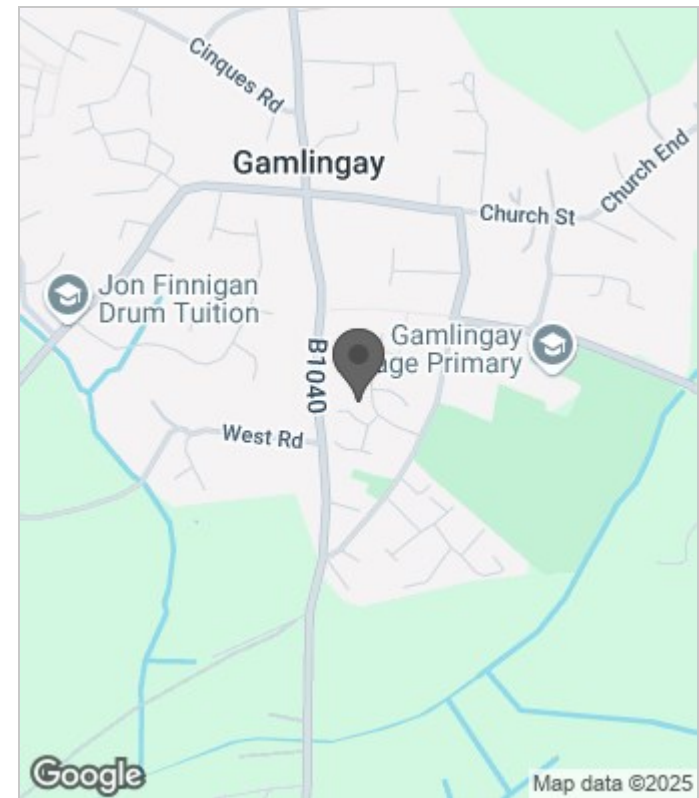
**Agents Note**





TOTAL FLOOR AREA : 2165 sq.ft. (201.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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