



Darlow Court, Gamlingay, SG19 3DJ  
£300,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this beautifully presented modern two bedroomed 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 that affords uninterrupted views to open countryside, 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 two parking spaces directly in front of the garage.

A real added benefit is the fact there are eight, owned solar panels that contribute to lower energy bills.

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, local eateries, pharmacy, doctor surgery, school and of course is located in the Catchment area for Comberton village college and so much more.

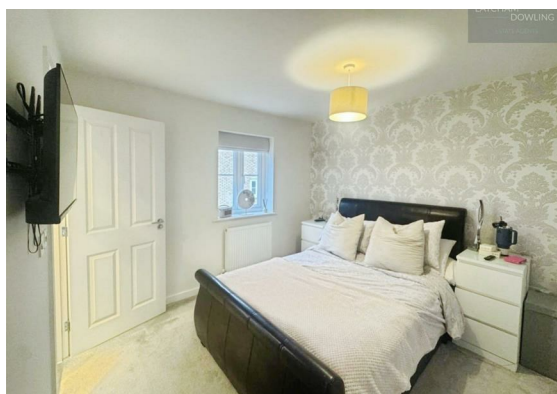
This really is a great two bedroomed home presented in beautiful condition and with stunning views.

Viewing is highly recommended.

**Entrance**

**Entrance Hall**

**W.C**





**Kitchen**  
9'8 x 7'10 (2.95m x 2.39m)

**Lounge/Dining room**  
14'10 x 12'8 (4.52m x 3.86m)

**First Floor**

**Landing**

**Bedroom One**  
10'9 x 10' (3.28m x 3.05m)

**En Suite**

**Bedroom Two**  
10' x 7'6 (3.05m x 2.29m)

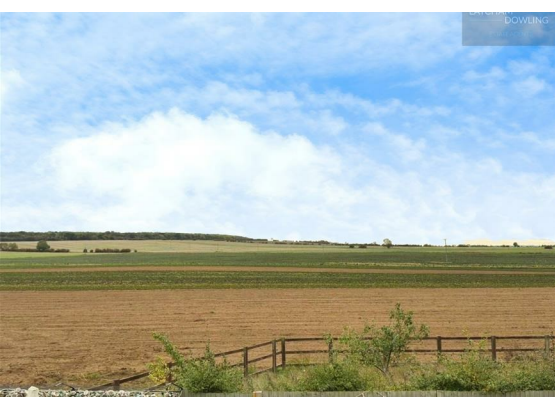
**Bathroom**

**Outside**

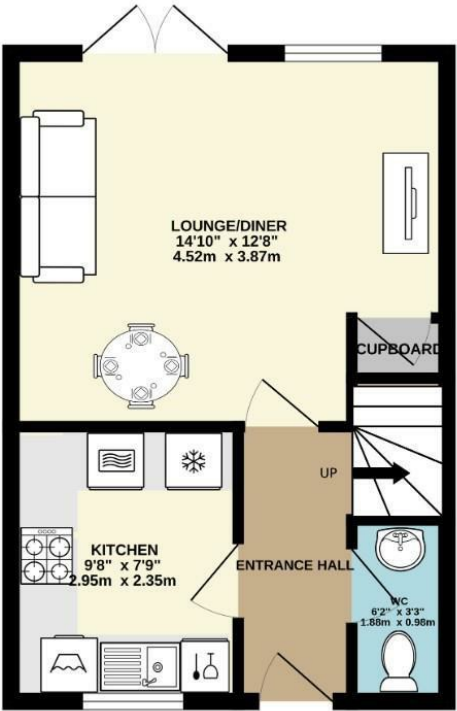
**Rear garden**

**Front Garden**

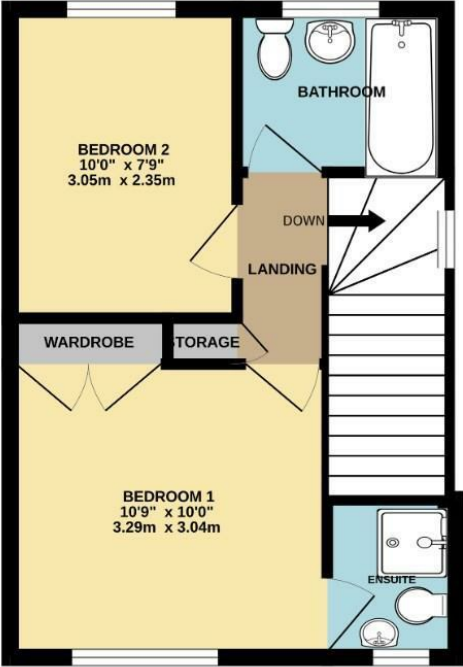
**Garage and Parking**



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

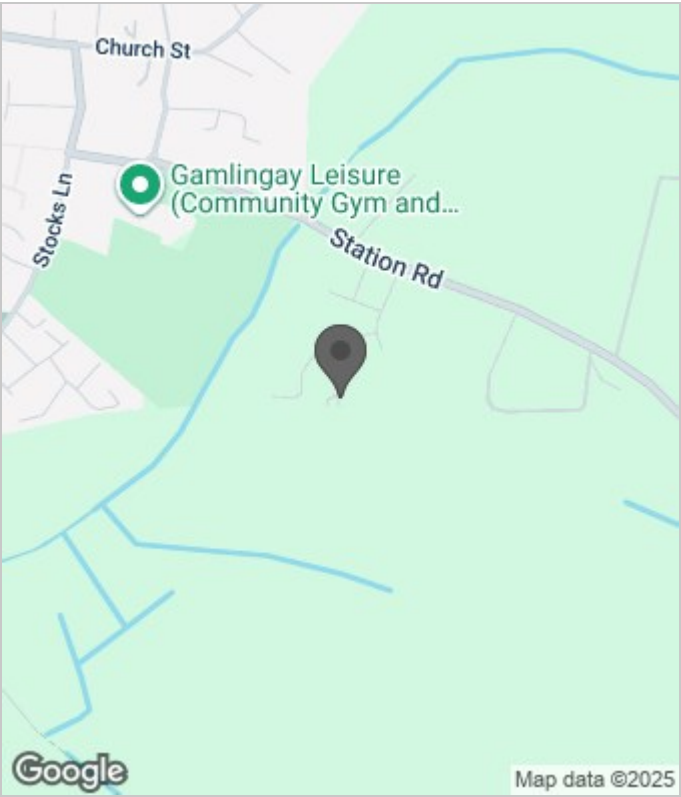


1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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) A                                 | 95                      | 96        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.