



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.

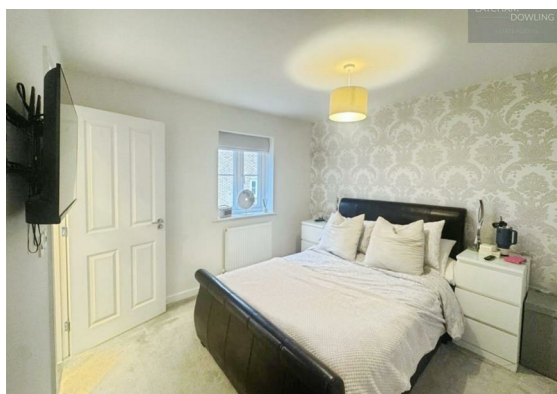
This really is a great two bedroomed home presented in beautiful condition and with stunning views.

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)

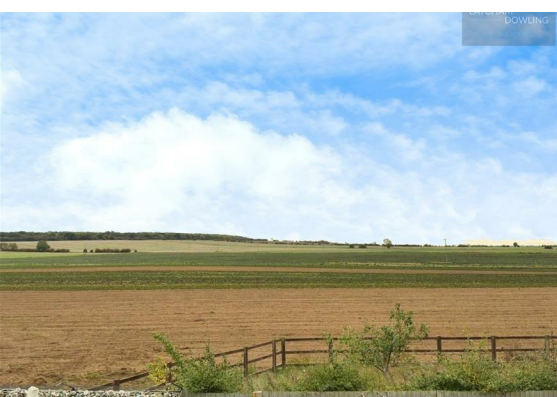
Bathroom

Outside

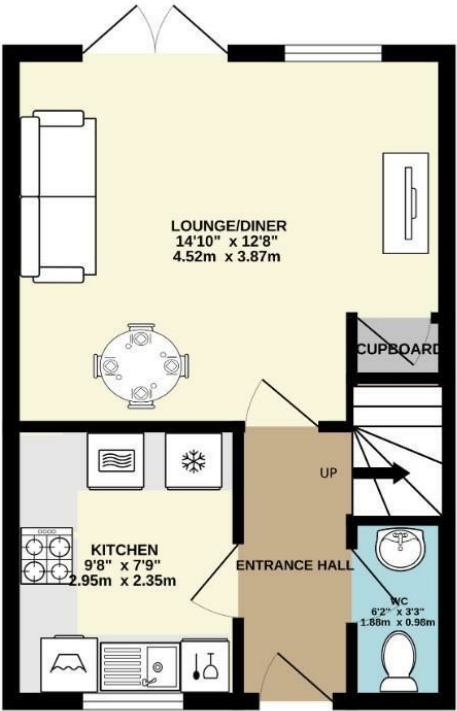
Rear garden

Front Garden

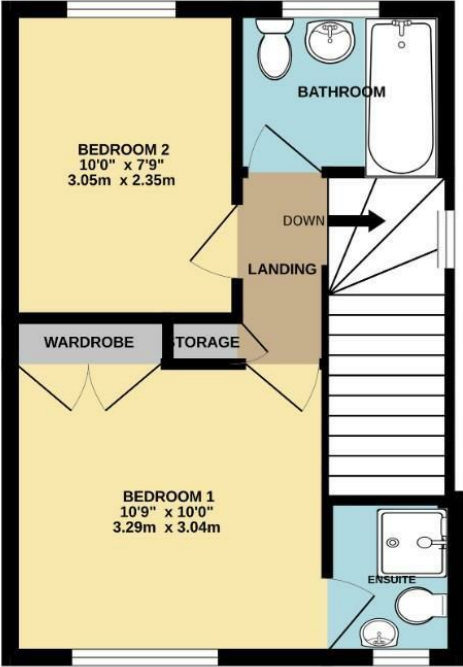
Garage and Parking



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

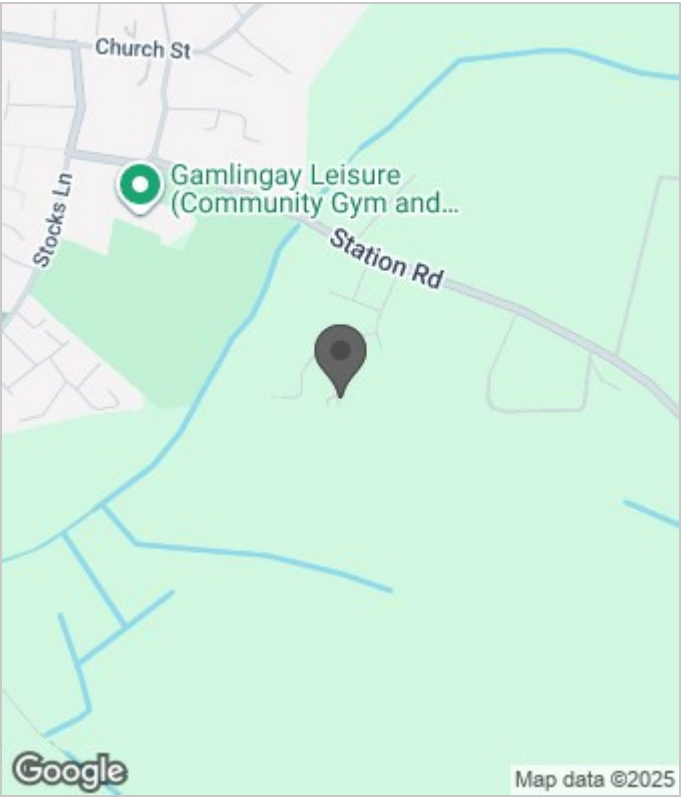


1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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	

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