



Kennedy
&co.

Oak Tree Lodge, Park Lane

Gamlingay

SG19 3PD

Offers In Excess Of £600,000

- Detached Property Completed May 2019
- Non Estate Location
- Open Plan Kitchen / Dining / Family Room
- Separate Sitting Room
- Study & Playroom / Bedroom Four
- Three / Four Bedrooms
- En-Suite to Master & Family Bathroom
- Bi-Fold Doors Opening to Enclosed Rear Garden



A three / four bedroom detached property set on the edge of Gamlingay village. Having been designed and built by the current owners in May 2019 to exacting standards with quality fixtures and fitting throughout. The ground floor is complemented by an open plan kitchen / dining / family room which provides an excellent entertaining / social space with bi-folding doors opening to the enclosed rear garden. In addition there is a separate sitting room, study, playroom / bedroom four and cloakroom. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. To the front of the property is a large gravel driveway proving ample parking which in turn leads to a single garage. The property further benefits from underfloor heating to the ground floor with radiator heating to the first floor.

Entrance door with glazed panels and full height window to side opening into:

LARGE RECEPTION HALLWAY

Oak and glass staircase rising to the first floor, laminate flooring, recessed ceiling lighting, airing cupboard, Oak doors off to all rooms.

SITTING ROOM

Upvc double glazed bay window to the front aspect, radiator, coving to ceiling.

STUDY

Upvc double glazed window to the front aspect, recessed ceiling lighting, laminate flooring, Oak door through to playroom / bedroom four.

PLAYROOM / BEDROOM FOUR

Upvc double glazed window to the front aspect, coving to ceiling.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

KITCHEN / BREAKFAST AREA

Upvc double glazed window to the rear aspect, fitted with a comprehensive range of matching base and eye level units, 1 1/2 bowl sink unit, ample worksurface space, twin built in ovens, large ceramic hob with stainless steel extractor hood over, central island with cupboards under and built in wine cooler, integral dishwasher, laminate flooring, recessed ceiling lighting, door off to utility room, walk through to:

DINING AREA

Window overlooking reception hallway, laminate flooring, recessed ceiling lighting, bi-folding doors opening to the rear aspect, walk through to:

FAMILY ROOM

Upvc double glazed window opening to the rear aspect, laminate flooring, recessed ceiling lighting, Oak door back through to reception hallway, further door through to:

CLOAKROOM

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and large inset vanity wash hand basin, laminate flooring, recessed ceiling lighting.

UTILITY ROOM

Range of larder units, gas fired boiler, laminate floor, 1/2 Upvc double glazed door opening to the side aspect.

FIRST FLOOR LANDING

Recessed ceiling lighting, Oak doors off to all rooms.

MASTER BEDROOM

Twin velux windows to the rear aspect, twin radiators, door off to:

EN-SUITE SHOWER ROOM

Twin vanity wash hand basins with cupboards under, low level Wc and enclosed shower cubicle, tiling to all splash areas and floor, recessed ceiling lighting, heated towel rail.

BEDROOM TWO

Velux window to the rear aspect, radiator, built in cupboard, recessed dressing area.

FAMILY BATHROOM

Velux window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and freestanding oval shaped bath, heated towel rail, recessed ceiling lighting, tiling to all splash areas and floor.

BEDROOM THREE

Velux window to the front aspect, radiator, recessed area.

REAR GARDEN

Large decked area at rear of property, leading to main garden which is of a good size being laid to lawn and enclosed by timber panel fencing, tap, gated access to front garden, timber gazebo.

FRONT GARDEN

Large gravel driveway providing off road parking for a number of vehicles, lawned area with conifer screening to one side, access to:

SINGLE GARAGE

Single integral garage, up and over door, power and light connected.





COUNCIL TAX BAND

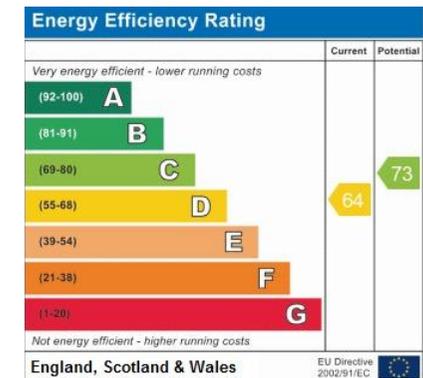
Tax band

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.