



Kennedy
&co.

Croftlands

Gamlingay

SG19 3NJ

Asking Price Of £420,000

- Two double bedrooms
- En-suite to the master
- Two reception rooms
- Family bathroom
- Re-fitted kitchen
- Conservatory
- Single garage
- Low maintenance garden



A beautifully presented, large bungalow located within walking distance to local shops situated on a corner plot in the village of Gamlingay. The property comprises two double bedrooms with an en-suite to the master plus a large family bathroom, two reception rooms with an added conservatory, a low maintenance rear garden and single garage.

Gamlingay is ideally situated for the commuter being only 14 miles from Cambridge city centre. Local shops, clubs, doctors surgery and schooling can all be accessible within this lovely village as well as being in the catchment area of Comberton village college.

PARTICULARS

Pathway leading to UPVC door with double glazed panels on both sides.

HALLWAY

Large hallway with storage cupboard, airing cupboard housing the hot water tank, two radiators.

LOUNGE

17' 8" x 11' 8" (5.38m x 3.56m) Electric fire with a marble and timber surround and hearth. Three radiators. Large double glazed picture window to the front and side. Wall lighting. Coving to the ceiling.

DINING ROOM

11' 6" x 8' 5" (3.51m x 2.57m) Double glazed sliding patio doors to the conservatory and double glazed window to the side. Radiator. Wall lighting. Coving to the ceiling.

CONSERVATORY

11' 4" x 10' 8" (3.45m x 3.25m) Double glazed door to the garden. Vinyl flooring.

KITCHEN

13' 9" x 7' 7" (4.19m x 2.31m) Re-fitted in recent years comprising base and wall mounted units (some with glazed fronts), under lighting and work top surfaces with upstands. Moulded sink with mixer tap. Space for washing machine fridge and freezer. Oven with extractor over. Cushion flooring. Wall mounted boiler. Radiator. Double glazed window and door to the conservatory. Recessed lighting.

BEDROOM ONE

11' 8" (plus wardrobes) x 10' 9" (3.56m x 3.28m) A good sized bedroom with fitted wardrobes. Radiator. Large double glazed window to the rear.

ENSUITE

A large wet room comprising vanity unit housing the wash hand basin. Low flush W.C. Electric shower. Radiator. Two double glazed obscure windows to the garden. Wall heater and extractor.

BEDROOM TWO

11' 4" (plus wardrobes) x 9' 6" (3.45m x 2.9m) Fitted wardrobes, dresser and cupboard above. Double glazed window to the front. Radiator.

BATHROOM

Four piece suite comprising of: bath with separate shower. Vanity unit housing the wash hand basin. Low flush W.C. Fully tiled. Radiator. Double glazed obscure window to the front.

EXTERNALLY

A low maintenance rear garden, mainly patio with borders and shrubbery.
Front garden with lawn and shrubbery.
Side garden laid to lawn.

GARAGE

Garage with power and lighting. Driveway for off road parking.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.