



Kennedy
&co.

Gamlingay Road

Waresley

SG19 3DB

Asking Price Of £695,000

Large five bedroom
detached home

Three reception rooms

Conservatory

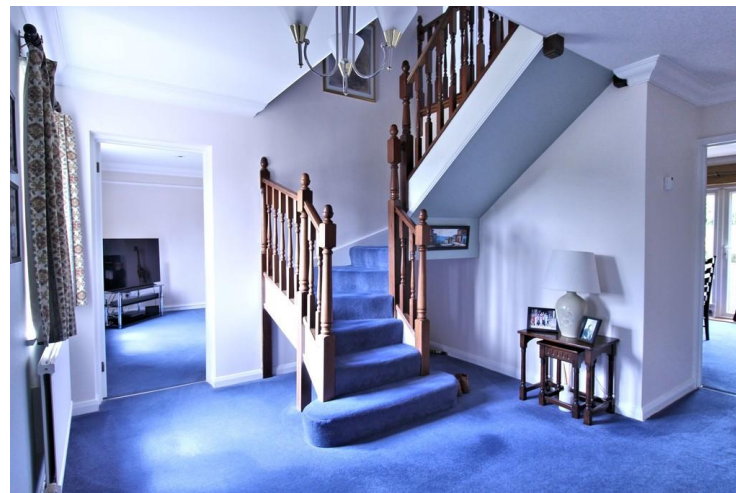
Impressive hallway

Re-fitted kitchen

Utility

Boarded loft space

Double garage



A large executive five bedroom detached home maintained to a very high standard. This lovely home briefly boasts three reception rooms plus a conservatory, a re-fitted kitchen and utility room, impressive hallway, bedroom two being 18ft and currently used as a T.V./bedroom ideal for somebody wishing for their own space, the master bedroom and bedrooms three and four all have field views, full stairs rising to the fully boarded loft space ideal to convert if required (S.T.P). Double garage, and lovely garden with covered eating area with lawn, trees and hedging to the fields beyond.

Waresley is a beautiful village set within Huntingdonshire. It is 5 miles to St Neots and 10 miles to Huntingdon and within easy reach to Cambridge as well.

PARTICULARS

The property is approached by the ample driveway and lawn area to a half glazed Upvc door with double glazed panels to both sides and a full length panel to the side to:

INNER HALLWAY

Tiled floor. Large double glazed panel to the side to:

LARGE RECEPTION HALLWAY

Timber staircase rising to the first floor. Radiator.

Double glazed window to the front. Storage

cupboard/cloaks. Door to:

CLOAKROOM

Pedestal wash hand basin. W.C. Radiator. Extractor.

LOUNGE

21' 5" x 12' 8" (6.53m x 3.86m) Multi fuel burning stove with granite surround and hearth. Recessed lighting.

Pair of doors to the dining room. Double glazed window to the front. Radiator. Picture rail. Sliding patio doors to:

CONSERVATORY

11' 8" x 11' 6" (3.56m x 3.51m) UPVC and brick built. Victorian style UPVC door to the garden. Tiled flooring.

DINING ROOM

14' 2" x 10' 4" (4.32m x 3.15m) UPVC patio doors to the garden. Radiator.

STUDY

8' 7" x 9' 7" (2.62m x 2.92m) Double glazed window to the front. Radiator.

KITCHEN

10' 6" x 13' 2" (3.2m x 4.01m) Cream base and wall mounted units (some with glazed front) with oak work tops. Stainless steel sink and drainer with splash guard surround. Oven, hob and extractor over. Double glazed window to the rear. Tiled flooring. Spot lighting.

UTILITY ROOM

15' 9" x 7' 4" (4.8m x 2.24m) Stainless steel sink and drainer. Double glazed window and door to the garden. Free standing boiler. Plumbing and space for washer/dryer. Space for large fridge/freezer and dishwasher.

LANDING

Radiator. Doors to all principle rooms. Stairs rising to the third floor.

MASTER BEDROOM

13' 2" x 12' 7" (4.01m x 3.84m) Fully fitted wardrobes. Fitted cupboard overhead and side. Radiator. Double glazed window to the rear.

ENSUITE

Large walk in shower. Vanity unit housing the wash hand basin with cupboard. Double glazed window to the front. W.C. Radiator.

BEDROOM TWO

15' 9" x 18' 10" (4.8m x 5.74m) (Currently used as a lounge/bedroom). Built in wardrobes and cupboards. Two x radiators. Loft hatch. Velux window.

BEDROOM THREE

10' 2" x 9' 8" (3.1m x 2.95m) Storage cupboard. Separate airing cupboard. Double glazed window to the rear. Radiator.

BEDROOM FOUR

10' 5" x 10' 3" (3.18m x 3.12m) Double glazed window to the rear. Radiator.

BEDROOM FIVE

9' 3" (narrowing to 6') x 9' 3" (2.82m x 2.82m) Double glazed window to the front. Radiator. Storage cupboard.

FAMILY BATHROOM

Panelled bath with shower over. Wash hand basin. W.C. Radiator. Obscure double glazed window to the front.

ATTIC SPACE

34' x 17' (10.36m x 5.18m) A Large area, fully boarded with power and lighting. Possible conversion project (STP).

DOUBLE GARAGE

Large double garage with up and over doors, power and lighting. Consumer board.

REAR GARDEN

Covered patio area. Large mature garden laid to lawn with trees and shrubbery. Outside lighting and cold water tap. Good sized garden shed. Oil tank. Gated access to the front.

FRONT

Large front garden laid to lawn with mature trees and shrubbery.

Ample parking and turning area.





COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Huntingdonshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 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.