



**Kennedy**  
&co.

Heath Road

Gamlingay

SG19 2JE

Asking Price Of £355,000

Rural Location Overlooking  
Open Fields

Renovated & Extended To  
A High Spec

Three Bedrooms

Spacious Kitchen/Dayroom

Separate Utility Room

Downstairs Cloakroom

En-suite To Master &  
Family Bathroom

Off Road Parking



A truly charming and beautifully renovated former farmers cottage, well positioned on the outskirts of the sought after village of Gamlingay and enjoying stunning, far reaching open field views from the front and rear. This property has been thoughtfully extended and finished to a high spec throughout. Internally, the property provides a spacious & light filled kitchen/day room with a breakfast bar, complemented by a separate utility room, ground floor cloakroom and an inviting sitting room. Upstairs offers three well presented bedrooms, including an en-suite to the master, along with a modern family bathroom. Externally, the cottage benefits from easy maintenance gardens to the front and rear, backing directly onto open fields providing a sense of privacy, as well as allocated parking.

A gated and fenced front garden. Storm porch leading to the composite and glazed panel door through to:

#### LOUNGE

11' 9" x 11' 9" (3.58m x 3.58m) Double glazed door to the front. Double glazed window to the front. Fireplace with timber mantle over. Radiator. Dado & panel style finish. Door to the inner hallway.

#### INNER HALL

Stairs to first floor. Door to cloakroom. Under stairs cupboard housing water tank. Radiator with cover. Panelling to match.

#### CLOAKROOM

Low level W.C. Wash hand basin. Heated towel rail. Tiled splashback. Dado & panel style finish.

#### KITCHEN/DAYROOM

21' 0" x 11' 2" (6.4m x 3.4m) Range of base and wall mounted units with rolled edge worktops. Built in oven, hob and extractor over. Stainless steel sink, drainer and mixer tap. Integral slim line dishwasher. Space for fridge/freezer. Large sky light. Double glazed French doors and windows to the rear garden. Radiator. Recessed lighting.

#### UTILITY ROOM

Base units with space for washing machine and tumble dryer.



## FIRST FLOOR LANDING

Stairs from hall. Stairs to master bedroom. Radiator.

## BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m) Double glazed window to the front. Radiator. Fitted cupboard. Dado.

## BEDROOM THREE

8' 2" x 5' 8" (2.49m x 1.73m) Double glazed window to the rear. Radiator. Fitted wardrobe/cupboard.

## BATHROOM

Low-level W.C. Wash hand basin. Bath with shower over. Glass screen on shower. Part tiled walls. Heated towel rail. Extractor fan. Recessed ceiling lighting.

## SECOND FLOOR

### MASTER BEDROOM

12' 10" x 10' 4" (3.91m x 3.15m) Double glazed dormer window to the front. Radiator. Dado & Panelling.

### EN-SUITE

Double glazed window to the rear. Low level W.C. Wash hand with vanity unit. Tiled corner shower cubicle. Shaver point. Heated towel rail.

### EXTERNALLY

Front garden: Shrubby with small picket fence and gated pathway leading to the front door.

Rear garden: Mainly laid to lawn with patio area, shed and outside tap

Off road allocated parking for 2 vehicles.

## AGENTS NOTE

The property is freehold with a small management charge for the communal areas at £56 per month.





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	72 C	
55-68	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