



Kennedy & Co.

28 The Maltings, Gamlingay

SG19 3JN

EPC: C * No Upward Chain! *

£299,950

- Hugely Spacious Semi-Detached Village Home
- Two Double Bedrooms
- En-Suite Bathrooms To Both Bedrooms
- Very Generous 22ft x 13ft Modern Kitchen/Diner
- Modern Utility Room
- Modern Cloakroom
- Excellent 17ft Lounge
- Secure Gated Off Road Parking
- Enclosed Garden



A fantastic and very rare opportunity to purchase this hugely spacious and individually built two double bedroom modern semi-detached village home, benefitting from downstairs cloakroom, en-suite bathrooms to BOTH bedrooms, and no upward chain, plus secure gated off road parking, situated in a very quiet no through road within the sought after village of Gamlingay.

This property briefly boasts an entrance hall, very generous 22ft x 13ft modern kitchen/diner, excellent 17ft lounge, modern fitted cloakroom, modern fitted utility room, and two double bedrooms both with modern en-suite bathrooms.

The property also benefits from double glazing throughout and gas to radiator central heating with combination boiler and no upward chain.

Externally this fine home offers an enclosed garden and secure gated off road parking for one vehicle.

This ideal first time or investment buy must be viewed early to avoid disappointment.

Storm porch with timber entrance door to:

ENTRANCE HALL

Double panel radiator, Karndean wood effect flooring, stairs rising to first floor with built in under stairs storage cupboard, sunken spotlighting, communicating pine latched doors to:

LOUNGE

17' 1" x 10' 7" (5.21m x 3.23m) Dual aspect room, double glazed windows to both front and rear elevations, double panel radiator, continued Karndean wood effect flooring, coving to ceiling.

KITCHEN/DINER

22' 1" x 13' 4" (6.73m x 4.06m) Dual aspect room, double glazed windows to both front and side elevations plus double glazed French doors to side elevation, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven with built in four burner stainless steel gas hob over, built in dishwasher, built in fridge and built in freezer all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, coving to ceiling, sunken spotlighting, ideal space for table and chairs, Karndean wood effect flooring, pine latched door to:

UTILITY ROOM

5' 6" x 4' 2" (1.68m x 1.27m) Timber door to rear elevation, space and plumbing for washing machine with fitted worksurface over, large built in storage cupboard, wall mounted gas combi boiler, tiled flooring, pine latched door to:

CLOAKROOM

Chrome wall mounted heated towel rail, modern fitted two piece suite comprising low level W.C and wash hand basin, tiled to splash areas, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

Large built in double doored storage cupboard, communicating pine latched doors to:

MASTER BEDROOM

13' 4" x 12' 2" (4.06m x 3.71m) Dual aspect room, double glazed windows to both front and side elevations, double panel radiator, built in double doored wardrobe plus large built in walk-in wardrobe which could be used as small study area, access to loft space, pine latched door to:

ENSUITE

Double glazed Velux window, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, extractor fan.

BEDROOM TWO

12' 4" x 10' 8" (3.76m x 3.25m) Double glazed window to front elevation, double panel radiator, two built in double doored wardrobes, pine latched door to:

ENSUITE

Double glazed Velux window, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, extractor fan.

EXTERNALLY

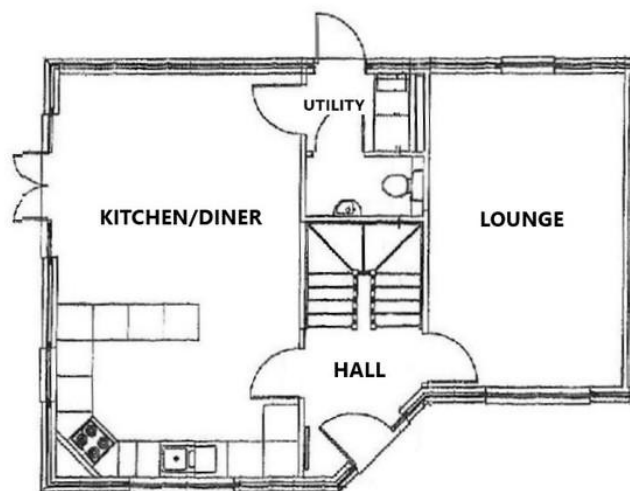
FRONT

Small mono-block paved area leading to front door, large double gates to side leading to:

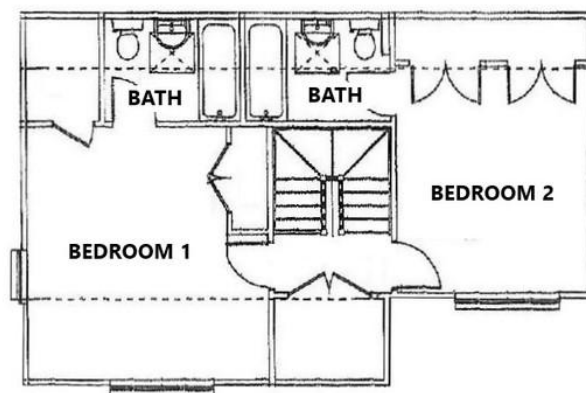
GARDEN

Fully enclosed garden area, laid to mono-block paving with established tree and shrub beds, shingled area providing secure off road parking for one car, mono-block paved storage area to rear with outside tap.





GROUND FLOOR



FIRST FLOOR

COUNCIL TAX BAND

Tax band C

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.