





Kennedy & co.

Green End

Gamlingay

SG19 3LF

Asking Price Of £299,950

- Three large bedrooms
- Re-fitted shower room
- Large lounge
- Downstairs cloakroom
- Kitchen (requires updating)
- Good size rear garden
- Off road parking & garage
- Stair lift if required







A large three bedroom family home situated in the village of Gamlingay. The property provides three large bedrooms and re-fitted shower room, downstairs cloakroom, large lounge but does require an update to the kitchen. There is a stair lift fitted which may have a benefit to the next buyer if required or can be removed. Externally the property benefits from a good size rear garden and off road parking and garage to the front.

PARTICULARS
Hard wood door with glazed panels to the side into the:

PORCH
Glazed door with obscure glazed pael to the side leading into the:

HALLWAY
Stairs rising to the first floor (stair lift fitted if required), under stairs cupboard, through to:

LOUNGE
21' 3" x 10' 11" (6.48m x 3.33m) Open fireplace with stone surround, serving hatch, radiator, patio doors to the rear, double glazed window to the front.

KITCHEN
9' 6" x 8' 9" (2.9m x 2.67m) Requires an upgrade, stainless steel sink and drainer, base and wall mounted units, plumbing for washing machine, double glazed window to the rear, space for oven and fridge/freezer, door to:

INNER HALLWAY
Double glazed door to the garden, door to the garage and door to the:

CLOAKROOM
W.C., double glazed window.

LANDING
Double glazed window to the rear, airing cupboard, access to the loft space, radiator.

BEDROOM ONE
14' 9" x 10' 4" (4.5m x 3.15m) Double glazed window to the front, radiator.

BEDROOM TWO
11' 4" x 8' 5" (3.45m x 2.57m) Double glazed window to the front, radiator, storage cupboard.

BEDROOM THREE
11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to the rear, radiator.

SEPARATE W.C
W.C., Double glazed window to the rear.

SHOWER ROOM
Large walk in shower, wash hand basin, double glazed window to the rear.

EXTERNALLY
REAR GARDEN - Good size rear garden, mainly laid to lawn, patio area, fencing to the side and hedging, timber shed.

FRONT GARDEN - Lawn with shrubbery to the side, driveway providing off road parking leading to:

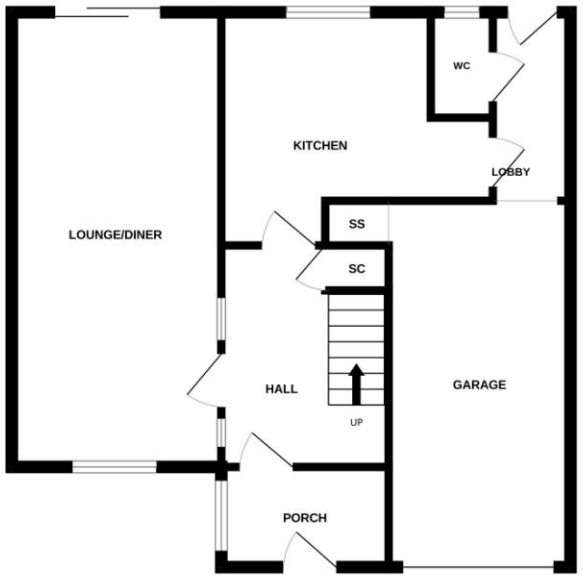
GARAGE - power and lighting, door to the inner hallway, up and over door.



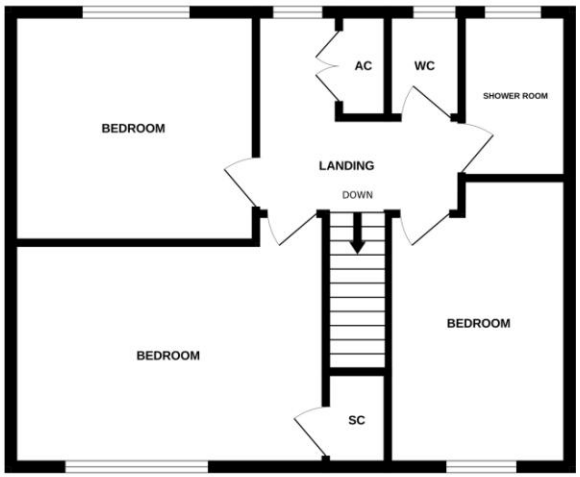




GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

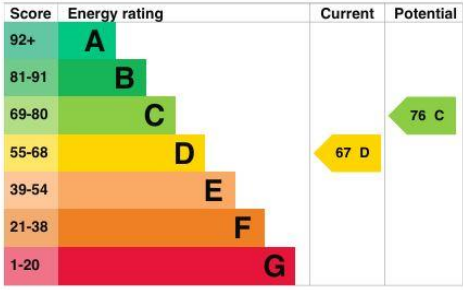
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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10 Market Square
Potton
Bedfordshire
SG19 2NP

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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 are 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