



**Kennedy**  
&co.

**Church Lane**

Gamlingay

SG19 3EX

**Asking Price Of £875,000**

- Executive Detached Family Home
- Stunning Open Plan Kitchen / Breakfast / Family Room
- Five Double Bedrooms
- Two En-Suite Shower Rooms & Family Bathroom
- Home Office / Gym with Shower Room
- Established Plot with Orchard
- Large Patio Areas Great for Outside Entertaining
- Covered Bar / Barbecue Area



Executive detached property sitting on an established plot within easy access of all local amenities & local school. Having been completely re-furbished & extended by the current owners to create a wonderful family home.

A main feature of this property is the truly stunning open plan kitchen / breakfast / family room with bi folding doors spanning the entire rear of the property opening onto the well-established rear garden, leading to a large patio area providing a great outside entertaining space. In addition, there is a covered bar / barbecue area & home office / gym with shower room.

The property further benefits from five double bedrooms, two with en-suite shower rooms. To the front is a gravelled driveway providing off road parking for a number of vehicles.

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, under stairs storage cupboard, cloaks cupboard, recessed ceiling lighting, tiled flooring which continues throughout the whole of the ground floor with under floor heating, doors off to:

#### **CLOAKROOM**

Fitted two piece suite comprising low level Wc and circular wash hand basin with cupboards under, recessed ceiling lighting, extractor fan.

#### **UTILITY ROOM**

12' 6" x 10' 10" (3.81m x 3.3m) Upvc double glazed window to the front aspect with fitted shutters, 1/2 glazed casement door opening to the side aspect, fitted range of base units, ample worksurface space with inset single bowl sink unit, plumbing for washing machine and tumble dryer, larder cupboard, extractor fan, door through to kitchen.

#### **KITCHEN / BREAKFAST / FAMILY ROOM**

38' 7" x 29' 2" (11.76m x 8.89m) L Shaped Room

#### **FAMILY ROOM**

Upvc double glazed windows to both the front and side aspects with fitted shutters, tiled flooring, recessed ceiling lighting, wood burning stove, access to:

#### **KITCHEN / BREAKFAST AREA**

Triple bi-folding sets of doors opening to the rear aspect, further Upvc double glazed patio doors opening to the side garden, range of fitted base and eye level units, central island with granite worksurface with inset double bowl ceramic sink, breakfast bar, integral double oven and combination microwave, space for upright fridge / freezer, twin glass fronted display cabinets, inset ceramic hob with stainless steel extractor over, tiled flooring, recessed ceiling lighting, ample space for large dining table and chairs.

#### **FIRST FLOOR LANDING**

Loft access, recessed ceiling lighting, radiator, doors off to all principal rooms.

#### **MASTER BEDROOM SUITE**

#### **MASTER BEDROOM**

12' 4" x 8' 8" (3.76m x 2.64m) Upvc double glazed window to the rear aspect with fitted shutters, twin radiators.

### DRESSING ROOM

11' 4" x 9' 4" (3.45m x 2.84m) Upvc double glazed window with fitted shutters to the side aspect, door to:

### WALK THROUGH WARDROBE

Hanging rails and shelving, door through to:

### EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and walk in shower, tiling to all splash areas, heated towel rail, extractor fan.

### BEDROOM TWO

14' 10" x 11' 10" (4.52m x 3.61m) Upvc double glazed window with fitted shutters to the front aspect, radiator, door to:

### EN-SUITE SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and walk in shower, tiling to all splash areas, heated towel rail, recessed ceiling lighting, extractor fan.

### BEDROOM THREE

16' 6" x 10' 7" (5.03m x 3.23m) Upvc double glazed window with fitted shutters to the rear aspect, radiator.

### BEDROOM FOUR

14' 6" x 11' 2" (4.42m x 3.4m) Upvc double glazed window to the rear aspect with fitted shutters, radiator.

### BEDROOM FIVE

12' 4" x 9' 5" (3.76m x 2.87m) Upvc double glazed window with fitted shutters to the rear aspect, radiator.

### FAMILY BATHROOM

10' 11" x 10' 6" max (3.33m x 3.2m) Upvc double glazed window with fitted shutters to the front aspect, fitted three piece suite comprising low level Wc, free-standing bath and circular top mounted wash hand basin, recessed ceiling lighting, heated towel rail, tiling to all splash areas.

### REAR / SIDE GARDEN

The property is located on a mature seduced plot with various lawned areas set around the property, with a range mature trees, shrubs and fruit trees, there is large patio area which creates an excellent entertaining space, covered bar / barbecue, gated access down either side of the property.

### HOME OFFICE / STUDIO / GYM

19' 2" x 14' 7" (5.84m x 4.44m) Bi-fold doors to the front aspect, vaulted ceiling with recessed lighting, door to:

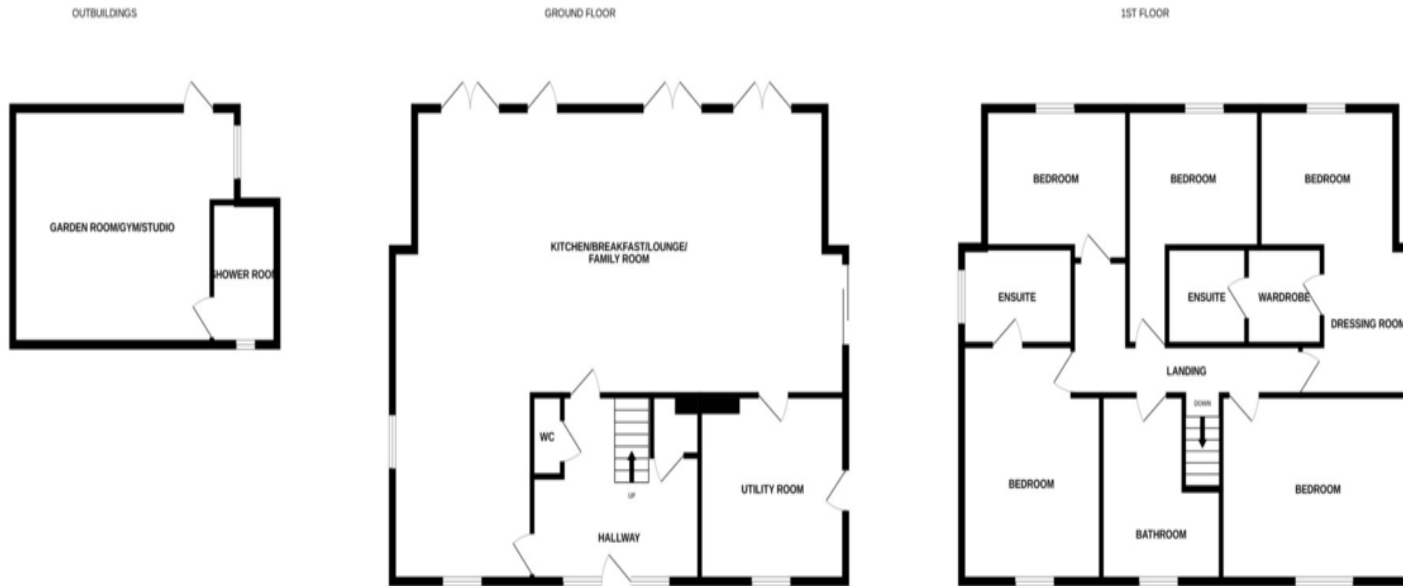
### SHOWER ROOM

Fitted three piece suite comprising low level Wc, vanity wash hand basin and endosed shower cubicle, tiling to splash areas.

### FRONT GARDEN

Laid mainly to gravel, providing ample off road parking for a number of vehicles, gated access to small orchard.





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 E

**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