



**Kennedy**  
&co.

**Cowslip Lane**

Gamlingay

SG19 3LZ

**£750,000**

- Small Select Development
- Quality Executive Home
- Open Plan Kitchen / Breakfast / Dining Room
- Garden Room with Double Height Glazed Windows
- Three Double Bedrooms all with En-Suite Facilities
- Separate Sitting Room
- Study / Occasional Bedroom with Shower Room
- South Facing Rear Garden



Situated within an exclusive development of just 13 executive homes, sits this truly stunning property. Benefiting from an open plan kitchen / breakfast / dining room with additional garden room, sitting room, three first floor double bedrooms each with en-suite & further ground floor bedroom / study with shower room. Externally there is a delightful well stocked south facing rear garden, ample off road parking, EV charger point & oversized garage.

The property has been designed to let in as much light as possible and further benefits from underfloor heating to all downstairs rooms, each with an individual room thermostat. There is an alarm system and central control board which enables the downstairs lighting to be set on a timer. All the fixtures and fittings are of a very high quality as you would expect from property of this standard.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village offers an extensive range of

shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

Part glazed entrance door opening into:

#### **SPACIOUS RECEPTION HALLWAY**

Oak staircase rising to the first floor, under stairs storage cupboard, Karndean flooring, recessed ceiling lighting, underfloor heating, doors off to:

#### **SHOWER ROOM**

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas and floor, recessed ceiling lighting, heated towel rail.

#### **BEDROOM FOUR / STUDY**

13' 1" x 11' 6" (3.99m x 3.51m) Upvc double glazed window to the front aspect, under floor heating.

#### **KITCHEN / BREAKFAST / DINING ROOM**

22' 0" x 14' 4" (6.71m x 4.37m) Upvc double glazed window to the rear aspect, comprehensive range of base and matching eye level units, quartz work surfaces, inset 11/2 bowl overflow sink unit, integral fridge / freezer and dishwasher, built in double oven with combination microwave and warming drawer, inset induction hob with large extractor over, large island with quartz work surface and additional storage cupboards under, space for large table and chairs, recessed ceiling lighting, Karndean flooring, under floor heating, glazed double doors opening to sitting room, further door to utility room, walk through into:

#### **GARDEN ROOM**

10' 7" x 9' 4" (3.23m x 2.84m) Double height glazed windows to the rear and side aspects, roof atrium, recessed ceiling lighting, sliding double glazed doors to both rear and side aspects, Karndean flooring, under floor heating.



### UTILITY ROOM

9' 8" x 5' 8" (2.95m x 1.73m) Part double glazed casement door opening to the side aspect, base and eye level units, worksurface space with inset single bowl sink unit, water softener, washing machine and tumble dryer, Karndean flooring, under floor heating, cupboard housing pressurised water system..

### SITTING ROOM

18' 5" x 10' 1" (5.61m x 3.07m) Upvc double glazed window to the front aspect, French doors opening to the rear aspect, recessed ceiling lighting, under floor heating, 5 amp ring circuit for free standing / table lighting.

### GALLERIED LANDING

With inset glass panels, Upvc double glazed window to the side aspect, recessed ceiling lighting, doors off to all rooms.

### BEDROOM

12' 3" x 12' 2" (3.73m x 3.71m) Built in triple wardrobe with mirror fronted doors, radiator, Upvc double glazed windows to both front and side aspect, further built in double wardrobe, door to:

### EN-SUITE SHOWER ROOM

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

### BEDROOM

12' 5" x 11' 6" (3.78m x 3.51m) Upvc double glazed windows to both the front and side aspects, built in triple wardrobe with sliding mirror doors, radiator, door to:

### EN-SUITE BATHROOM

Velux window to the rear aspect, fitted four piece suite comprising low level Wc, vanity wash hand basin, bath and fully enclosed and tiled shower cubicle, tiling to all splash areas and floor, heated towel rail, backlit wall mounted mirror.

### BEDROOM

12' 0" x 11' 8" (3.66m x 3.56m) Twin Velux windows to the rear aspect, Upvc double glazed window to the side aspect, radiator, built in triple wardrobe, door to:

### EN-SUITE SHOWER ROOM

Velux window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and fully tiled shower cubicle, tiling to all splash areas and floor, recessed ceiling lighting, heated towel rail.

### REAR GARDEN

South facing rear garden, beautifully tended, with large patio leading to shaped lawn with well stocked flower, tree and shrub borders, enclosed by timber panel fencing, gated side access to the front, personal door to garage.

### FRONT GARDEN

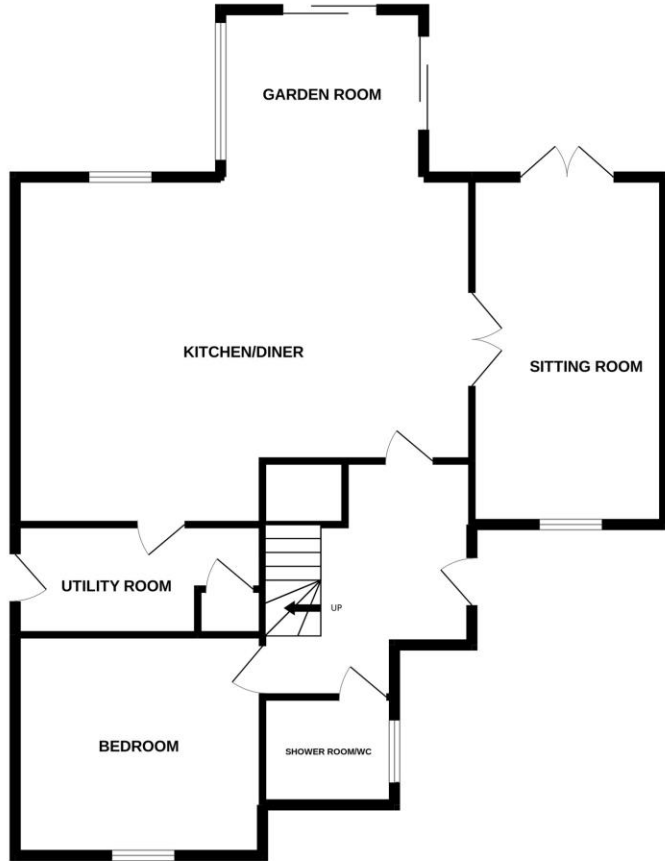
Shaped lawn with well stocked flower and shrub beds, EV charger point, block paved driveway to side providing off road parking for four vehicles and leading to:

### OVERSIZED GARAGE

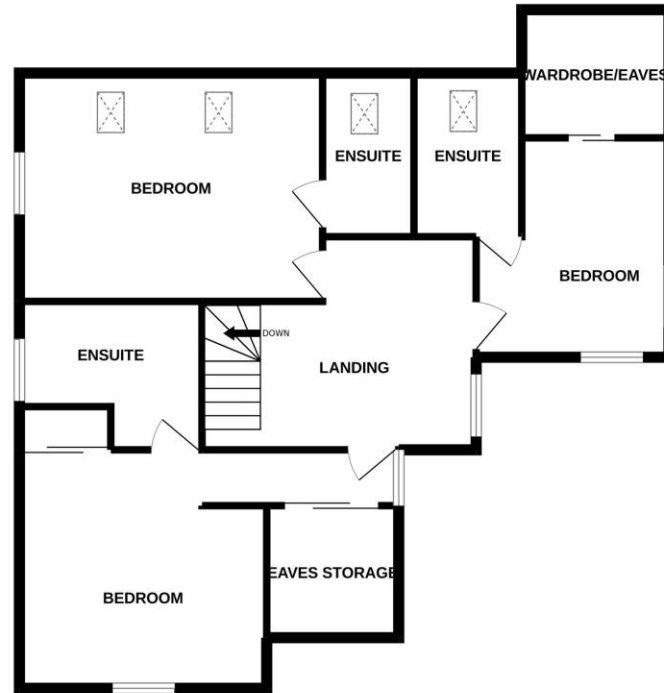
18' 3" x 12' 0" (5.56m x 3.66m) Electric roller door, power and light connected, Upvc double glazed window to the rear aspect.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band F

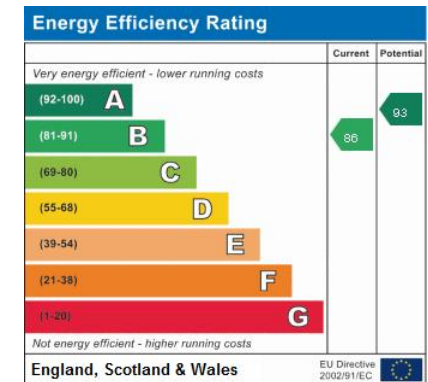
**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District Council

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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