



**Kennedy**  
&co.

**Northfield Close**

Gamlingay

SG19 3NP

**Asking Price Of £325,000**

- Great Potential Requiring Modernisation
- Extended Three Bedroom Semi Detached
- Through Lounge / Dining Room
- Extended Kitchen
- Good Size Enclosed Rear Garden
- Detached Single Garage
- Driveway Parking
- Popular Residential Location





A fantastic opportunity to purchase a three bedroom semi-detached property with great potential & make it your own. Requiring a degree of modernisation & having been extended to the rear the accommodation comprises cloakroom, kitchen, through lounge / dining room, lean to conservatory, three bedrooms & family shower room. Externally there is a good size enclosed rear garden, single garage & driveway.

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.

Upvc entrance door opening into:

#### **ENTRANCE LOBBY**

Glazed door opening into:

#### **RECEPTION HALLWAY**

Upvc double glazed window to the side aspect, stairs rising to the first floor, glazed door and window to sitting room, further doors off to:

#### **CLOAKROOM**

Upvc double glazed window to the side aspect, two piece suite comprising low level Wc and wall mounted wash hand basin.

#### **KITCHEN**

16' 4" x 7' 9" (4.98m x 2.36m) Upvc double glazed window to the rear aspect, part double glazed Upvc door opening to the side aspect, fitted range of base and matching eye level units, ample work surface space with tiling to splash areas, inset single bowl sink unit, plumbing for washing machine, space for cooker with extractor hood over, glass fronted display cabinet, under stairs cupboard, space for upright fridge / freezer, wall mounted gas fired boiler, door to:

#### **THROUGH LOUNGE / DINING ROOM**

22' 4" x 10' 6" max (6.81m x 3.2m) Upvc double glazed window to the front aspect, twin radiators, coving to ceiling, tiled open fireplace, glass sliding doors through to:

### **LEAN TO CONSERVATORY**

10' 0" x 6' 3" (3.05m x 1.91m) Of Upvc and glass construction, door to rear garden.

### **FIRTS FLOOR LANDING**

Loft access, airing cupboard, doors off to:

### **BEDROOM ONE**

12' 1" x 10' 0" (3.68m x 3.05m) Upvc double glazed window to the front aspect, radiator.

### **BEDROOM TWO**

10' 5" x 9' 9" (3.18m x 2.97m) Upvc double glazed window to the rear aspect, radiator.

### **BEDROOM THREE**

8' 5" max x 7' 4" max inc bulkhead (2.57m x 2.24m) Upvc double glazed window to the front aspect, radiator, over stairs cupboard.

### **SHOWER ROOM**

Upvc double glazed window to the rear aspect, three piece suite comprising low level Wc, pedestal wash hand basin and walk in shower, tiling to splash areas, radiator.

### **REAR GARDEN**

Being of a good size and well stocked raised beds with an abundance of trees and shrubs, shingled seating area, enclosed by timber fencing, greenhouse, outside tap, doors to coal shed and tool shed at rear of garage, gated access to front.

### **FRONT GARDEN**

Set with mature trees and shrubs, driveway to one side providing off road parking and leading to:

### **SINGLE GARAGE**

Up and over door, power and light connected, window to side aspect.







### **COUNCIL TAX BAND**

Tax band C

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

South Cambridgeshire District Council



### **OFFICE**

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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.