



Clare Court, Gamlingay, SG19 3JF  
Offers over £435,000



LATCHAM —————  
————— DOWLING

ESTATE AGENTS

**\*\*\*UNIQUE GRADE TWO LISTED CHARACTER HOME WITH A GENEROUS REAR GARDEN AND A DOUBLE GARAGE\*\*\***

If you're looking for something 'just a bit different' then this could be perfect for you!!

Latcham Dowling Estate Agents are delighted to offer for sale this **FOUR BEDROOM CHARACTER HOME**, situated in a quiet courtyard setting within the ever popular village of Gamlingay and within a short walk to all the village amenities. The ground floor offers a spacious **OPEN PLAN LIVING/ DINING ROOM** and a re-fitted kitchen (with integrated appliances), on the first floor are three bedrooms and the family bathroom and then the whole of the top floor is a lovely master bedroom suite with a full four piece en suite bathroom!! Outside offers a large and private rear garden, a **DOUBLE GARAGE** (with power and lighting) and **OFF ROAD PARKING FOR A FURTHER THREE CARS!!** Viewing is essential to really appreciate this 'quirky' home and everything it has to offer!!!

**Entrance Via**

**Entrance Hallway**

**Living/ Dining Room**

19'7 x 17'4 (5.97m x 5.28m)

**Kitchen**

9'9 x 6'7 (2.97m x 2.01m)

**First Floor Landing**

10'1 max x 9'3 (3.07m max x 2.82m)

**Bedroom Two**

9'9 x 8'8 (2.97m x 2.64m)

**Bedroom Three**

9'7 x 7'2 (2.92m x 2.18m)





**Bedroom Four**  
9'5 x 6'9 (2.87m x 2.06m)

**Bathroom**  
6'9 x 5'8 (2.06m x 1.73m)

**Second Floor Landing**  
6'2 x 4'2 (1.88m x 1.27m)

**Master Bedroom**  
14'7 x 11'10 (4.45m x 3.61m)

**En Suite Bathroom**  
9'11 max x 7'5 (3.02m max x 2.26m)

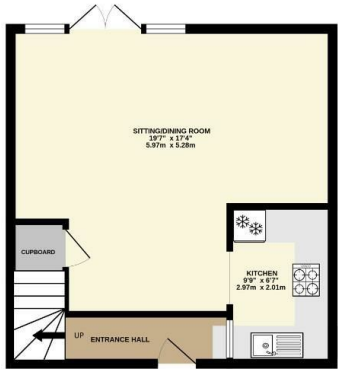
**Rear Garden**

**Double Garage**  
16'2 x 15'8 (4.93m x 4.78m)

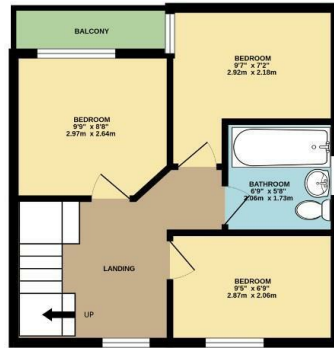
**Off Road Parking**



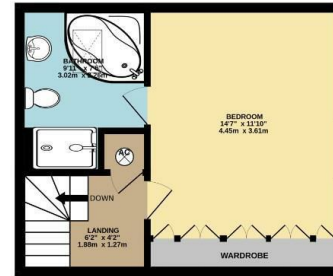
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

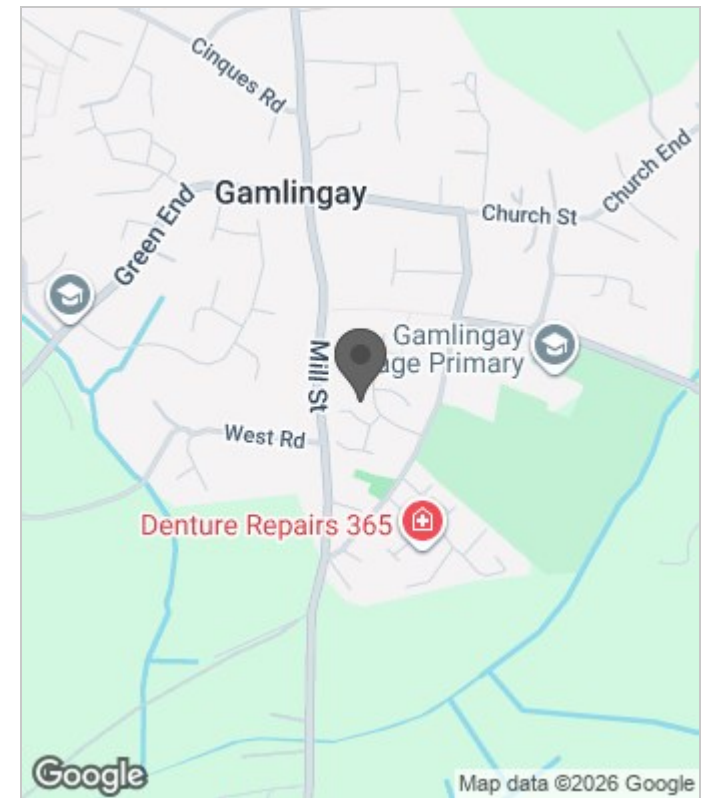


2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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