



St. Marys, Gamlingay, SG19 3ET
Offers Over £350,000



LATCHAM
DOWLING

ESTATE AGENTS

We are delighted to offer for sale this beautifully presented three double bedroom home located in one of Gamlingay's most sought after locations. The property sits at the end of this private Cul-de-sac and offers an easy walk to the Village centre.

There is a good sized hallway that in turn has doors off to both the lounge and kitchen/breakfast room. The lounge is light and airy and has recently laid carpet and at 21' its a great size. There is a dining room located at the rear of the property. The kitchen/breakfast room is 16' and has a "Samsung" freestanding fridge/freezer, washing machine, dishwasher and cooker with extractor hood over. Located off the kitchen is a store room/pantry that has been used as a study in the past.

Upstairs the property exudes space with three good double bedrooms, an 11'8 bathroom with dual wash basins and bath with centre mixer taps. In addition there is a full separate shower room.

Outside there is an attractive and private South/West rear facing garden. To the front there is off road parking that leads to the garage/store room. The garage has been split into two to give storage to the front half and a store room to the rear part.

The village itself has great amenities all within walking distance. The eco hub, is home to the library and runs various groups. Local shops, a Chinese and Indian takeaway, pub and café are also some of the things Gamlingay has to offer. You can find a recreation ground with children's playground as well as a skate park. A community gym is in the village primary school and provides the opportunity for health and fitness. Gamlingay Village Primary is also just a short walk away.

The property is also within the Comberton school catchment making it a highly desirable location.

A viewing of this property is highly recommended.

Entrance

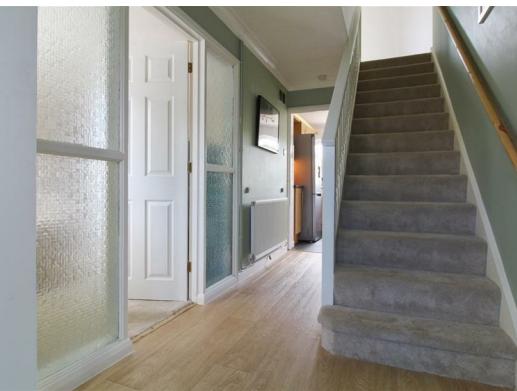
Entrance Hall

Lounge

21'2 x 11'7 max (6.45m x 3.53m max)

Dining Room

11'4 x 7'4 (3.45m x 2.24m)





Kitchen/Breakfast Room
16'3 x 8'9 (4.95m x 2.67m)

Study/Store Room
8'4 x 7'7 (2.54m x 2.31m)

First Floor

Landing

Bedroom One
14'8 x 10'5 (4.47m x 3.18m)

Bedroom Two
13'1 x 9'1 (3.99m x 2.77m)

Bedroom Three
10'4 x 9'2 (3.15m x 2.79m)

Shower Room
8'4 x 5'10 (2.54m x 1.78m)

Bathroom
11'8 x 4'9 (3.56m x 1.45m)

Outside

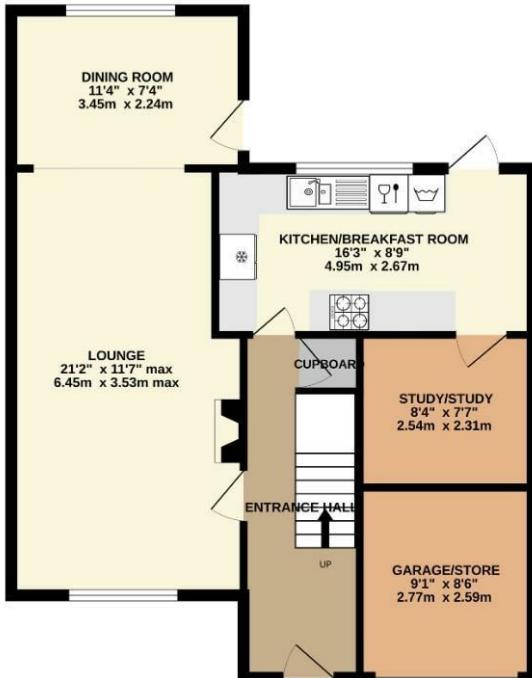
Front Garden

Rear Garden

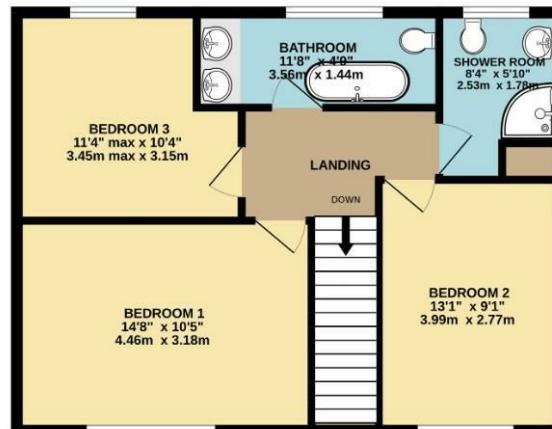
Garage/ Store



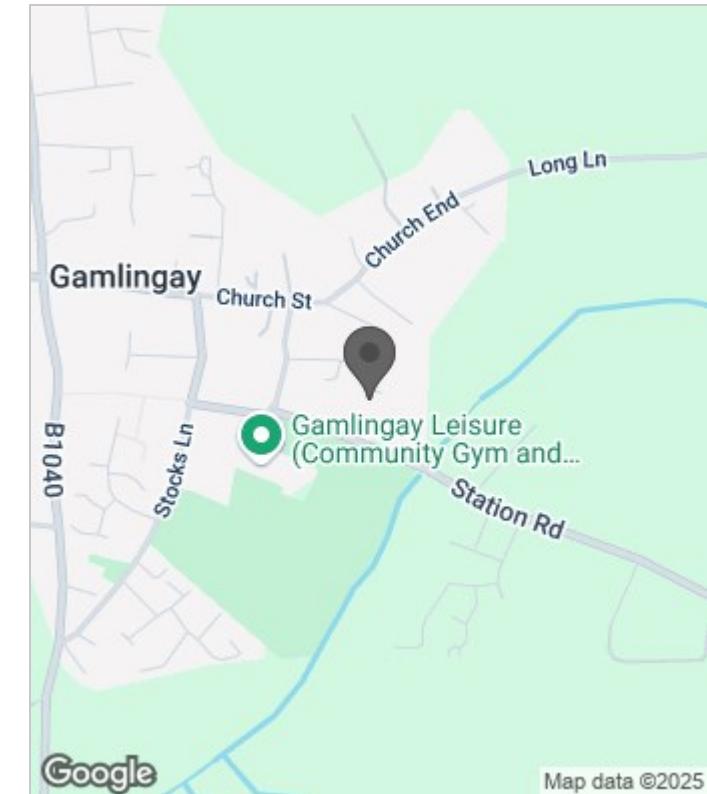
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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