



Stocks Lane, Gamlingay, SG19 3JR
£300,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****IMPORTANT INFOORMATION***THE CURRENT OWNER IS HAVING A FULL NEW GAS CENTRAL HEATING SYSTEM FITTED AT THE END OF JULY. A NEW SHOWER IS BEING FITTED AND NEW FLOORING FITTED TO THE HALLWAY.*****

Nestled in the charming village of Gamlingay, this delightful house on Stocks Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious doubles and a good-sized single, this property is ideal for families or those seeking extra space.

The heart of the home is the inviting 13-foot kitchen/breakfast room, which provides a wonderful area for cooking and enjoying meals with loved ones. The generous reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests. Ample storage throughout the house ensures that you can keep your living space tidy and organised.

One of the standout features of this property is its prime location, situated just a stone's throw from the village centre. This means you can easily access local amenities, shops, and community facilities, making daily life both convenient and enjoyable.

Additionally, the property boasts a garage and parking for two vehicles, a rare find in such a central location. This feature adds to the overall appeal, providing both security and ease of access for you and your guests.

In summary, this house on Stocks Lane is a fantastic opportunity for anyone looking to settle in a vibrant village community while enjoying spacious living and modern conveniences and with the above mentioned work being carried out, it really is a case of move in and enjoy. Don't miss the chance to make this lovely property your new home.

Entrance

Entrance hall





W.c

Lounge

13'4 x 11'8 (4.06m x 3.56m)

Kitchen/breakfast room

13'4 x 11'6 (4.06m x 3.51m)

First Floor

Landing

Bedroom one

11'6 x 10'6 (3.51m x 3.20m)

Bedroom Two

11'8 x 10'4 (3.56m x 3.15m)

Bedroom Three

8'8 x 8'6 (2.64m x 2.59m)

Showerroom

Outside

Rear garden

Garage

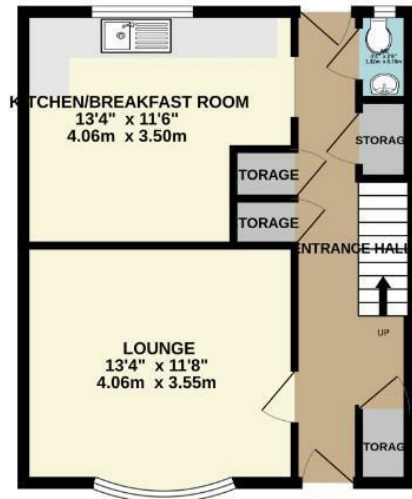
15'9 x 9'2 (4.80m x 2.79m)

Carport

Parking



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

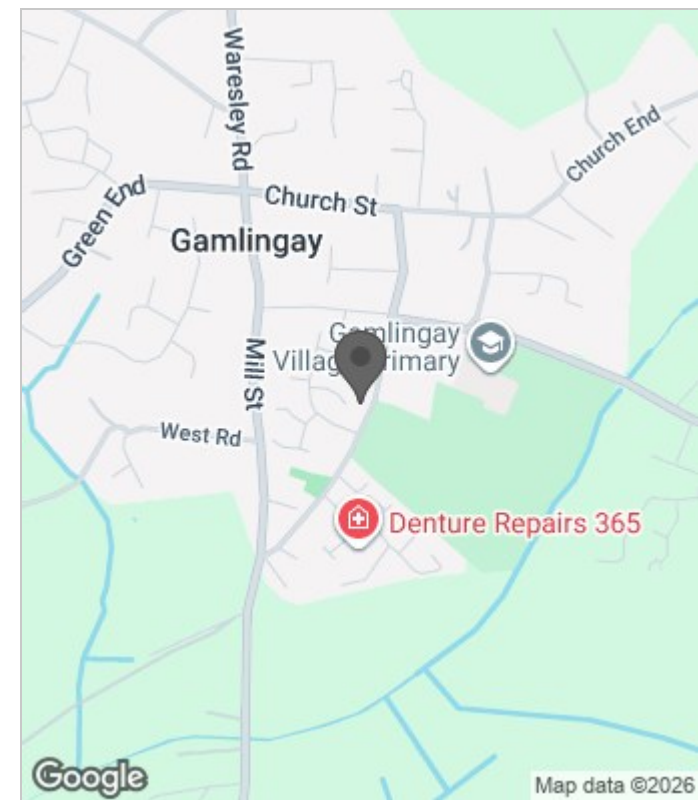


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 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		83
(69-80) C		
(55-68) D	58	
(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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