



Elizabeth Way

Gamlingay, Sandy, Bedfordshire, SG19 3NH

Asking Price Of

£310,000



# Property Features

- Popular Village Location
- Spacious Accommodation
- Through Lounge / Dining Room
- Study / Home Office
- Fitted Kitchen
- Family / Sun Room
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Rear Garden With Open Views

## Full Description

EXTENDED FAMILY HOME WITH GARAGE CONVERSION. Offering flexible spacious accommodation with SEPARATE RECEPTION ROOMS, fitted kitchen & family / garden room THREE DOUBLE BEDROOMS, master with en-suite shower room, family bathroom and rear garden with open views. POPULAR VILLAGE LOCATION.

Education is well served with the transition of the Gamlingay First School and Gamlingay Village College combining to become the Gamlingay Village Primary School, which is now in the catchment area of the highly renowned Comberton Village College, which has been consistently rated outstanding by Ofsted, and also has a sixth form.

Upvc entrance door opening into:

### RECEPTION LOBBY

Radiator, laminate flooring, coving to ceiling, doors off to:

### CLOAKROOM

Upvc double glazed window to the front aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, radiator, laminate flooring, coving to ceiling.

### SITTING / DINING ROOM

**21' 9" x 13' 7" max (6.63m x 4.14m)**

Upvc double glazed window to the front aspect, laminate flooring, coving to ceiling, twin radiators, stairs rising to the first floor, Upvc double glazed French doors opening to the rear gardens, doors off to:

### FAMILY ROOM

**14' 4" x 8' 7" (4.37m x 2.62m)**

Upvc double glazed window to the front aspect, twin built in wardrobes, radiator, coving to ceiling.



### **FITTED KITCHEN**

**12' 3" x 9' 9" (3.73m x 2.97m)**

Fitted range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space with tiling to splash areas, under stairs storage cupboard, plumbing for washing machine and slim line dishwasher, radiator, recessed ceiling lighting, space for cooker, large stainless steel extractor canopy, walk through to:

### **SUN ROOM**

**12' 0" x 11' 2" (3.66m x 3.4m)**

Upvc double glazed windows to both side and rear aspects, Upvc double doors opening to the rear garden, radiator.

### **FIRST FLOOR LANDING**

Loft access, doors off to all rooms.

### **MASTER BEDROOM**

**12' 1" x 10' 3" (3.68m x 3.12m)**

Upvc double glazed window to the rear aspect, radiator, coving to ceiling, built in wardrobes with sliding doors, door off 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 fully enclosed and tiled shower cubicle, heated towel rail, tiled floor.

### **BEDROOM TWO**

**11' 9" x 11' 2" (3.58m x 3.4m)**

Upvc double glazed window to the front aspect, radiator, coving to ceiling, airing cupboard.

### **BEDROOM THREE**

**11' 2" x 8' 2" (3.4m x 2.49m)**

Upvc double glazed window to the front aspect, radiator, coving to ceiling.

### **FAMILY BATHROOM**

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, inset vanity wash hand basin and P shaped bath with fitted shower, heated towel rail, tiling to splash areas.

### **REAR GARDEN**

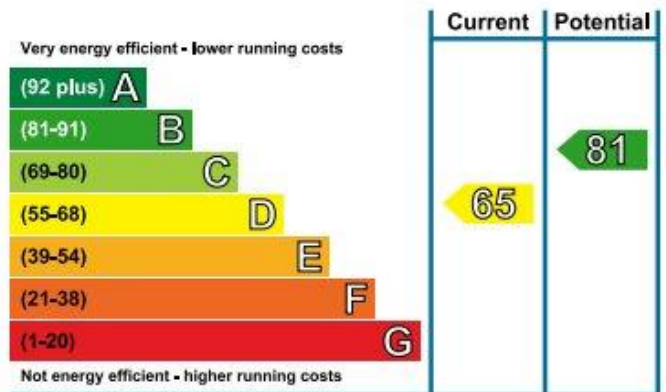
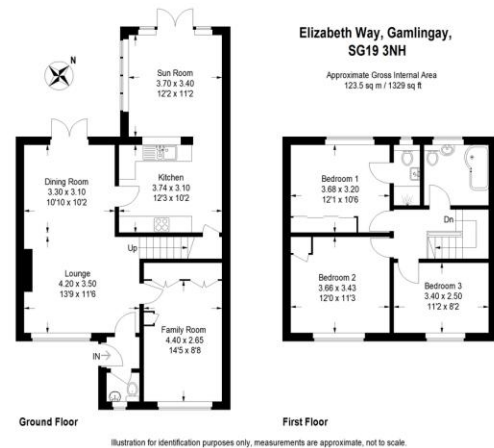
Laid with decking, open views to the rear, gated side access, metal shed.





## FRONT GARDEN

Laid mainly to grass, driveway providing off road parking for one vehicle.



11 High Street  
Sandy  
Bedfordshire  
SG19 1AG

www.lane-browns.co.uk  
leigh@lane-browns.co.uk  
01767 686650

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements