



## Maple Court

Gamlingay, Sandy, SG19 3LX

£315,000

# Property Features

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- CHAIN FREE
- Popular village location
- Three bedrooms
- En-suite to master
- 21ft Lounge/Diner
- Family bathroom
- Integral garage with power and light
- Fully enclosed rear garden
- Off road parking

## Full Description

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**\*\*CHAIN FREE\*\*** Lane & Browns are delighted to offer this three bedroom mid-terraced home in the popular village of Gamlingay in Maple Court. The property comprises of three bedrooms with en-suite to master, family bathroom, 21ft lounge/diner, kitchen, fully enclosed rear garden, integral garage with power and light connected and off road parking to the front.

### ENTRANCE PORCH

### HALLWAY

Staircase to first floor accommodation.

### LOUNGE/DINER

21' 28" x 10' 20" (7.11m x 3.56m)

### KITCHEN

12' 61" x 8' 86" (5.21m x 4.62m)

### STAIRS AND LANDING

### MASTER BEDROOM

13' 66" x 8' 56" (5.64m x 3.86m)

### EN-SUITE TO MASTER

### BEDROOM 2

10' 30" x 14' 82" (3.81m x 6.35m)

### BEDROOM 3

10' 68" x 11' 36" (4.78m x 4.27m)

### FAMILY BATHROOM





## GARAGE

16' 75" x 8' 52" (6.78m x 3.76m)

Power and light connected with manual up and over door.

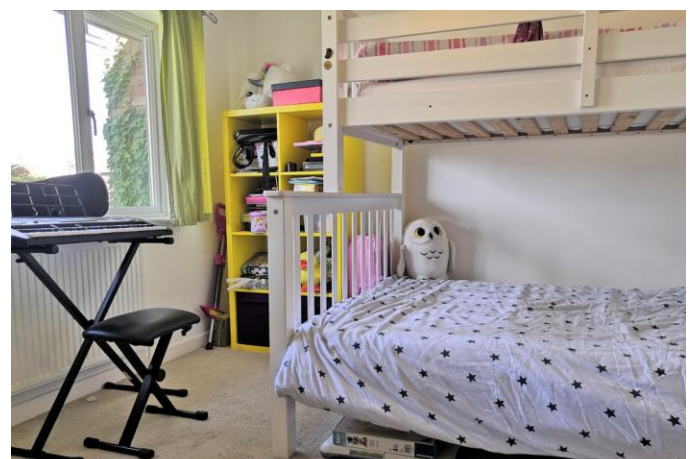
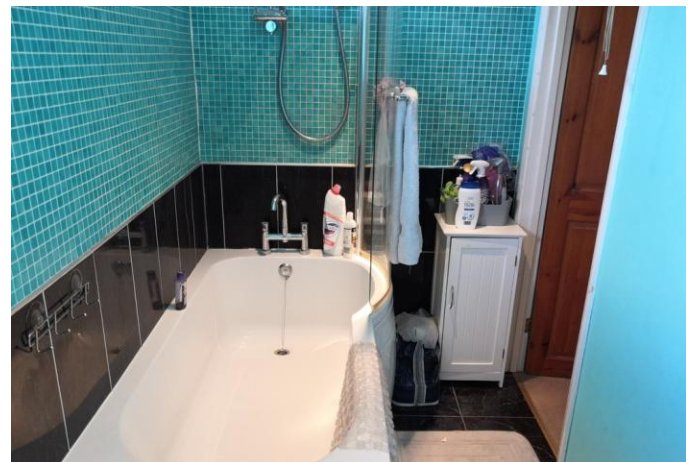
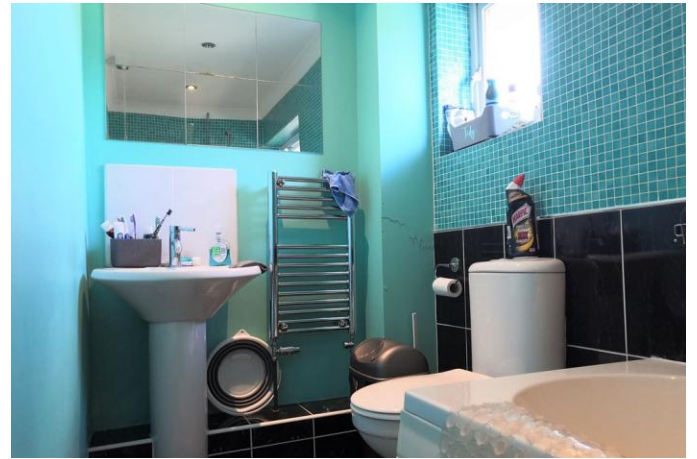
## EXTERIOR

### REAR GARDEN

Fully enclosed by timber fencing and brick wall, laid mainly to lawn with timber decking and patio.

### FRONT

Off road parking for three cars and sensor light.

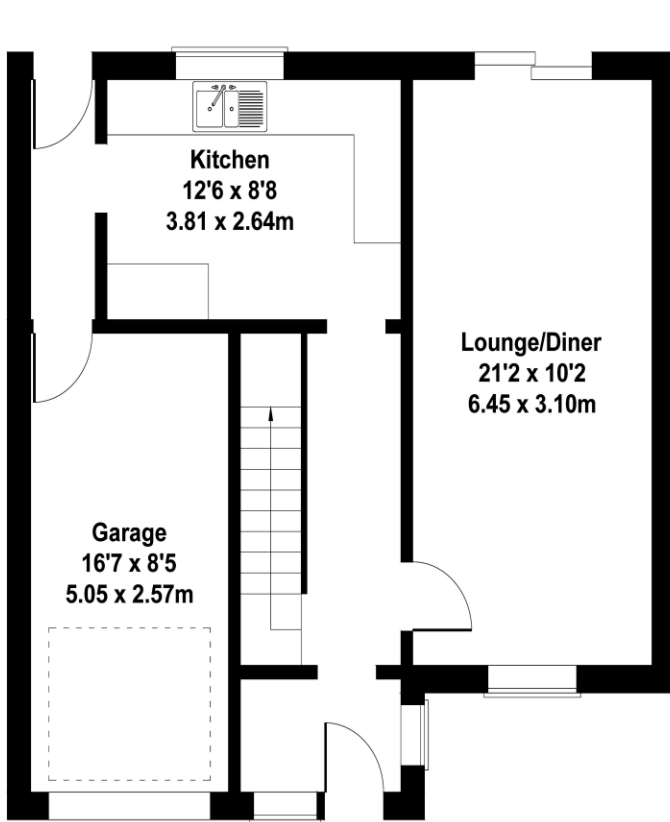


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

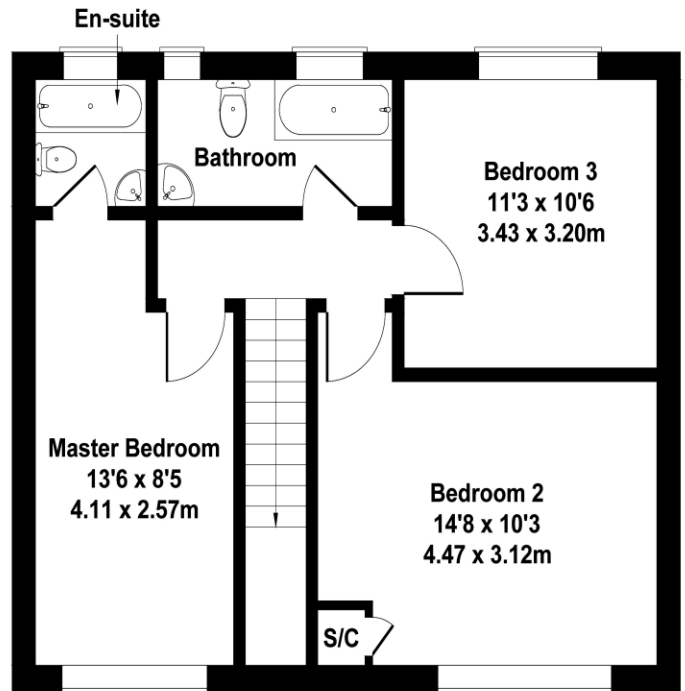


## 16 Maple Road

Approximate Gross Internal Area  
1190 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.

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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