



**St. Marys**

Gamlingay, Sandy, SG19 3ET

**Asking Price Of**  
**£379,995**



# Property Features

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- CHAIN FREE
- Cul-de-sac location
- Popular village location
- Two bedrooms
- 17ft Lounge area
- 15ft Utility room
- Front and rear gardens
- Garage
- Off road parking
- Viewing highly advised

## Full Description

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**\*\*CHAIN FREE\*\*** Lane & Browns presents this two bedroom semi-detached bungalow situated in one of Gamlingay's most prime cul-de-sac locations, nearing St Mary's Church, this accommodating Bungalow offers two double bedrooms with integrated wardrobes, 17ft lounge, kitchen, bathroom and a 15ft utility room which could be used for multiple purposes. Externally the property offers spacious front and rear gardens, garage with power and light, and driveway providing off road parking. Viewing is highly advised.

### HALLWAY

Doors off to:

### LOUNGE/DINER

17' 7" x 11' 6" (5.36m x 3.51m)

### KITCHEN

11' 5" x 7' 3" (3.48m x 2.21m)

### PORCH

### MASTER BEDROOM

12' 7" x 10' 8" (3.84m x 3.25m)

### BEDROOM 2

12' 6" x 8' 9" (3.81m x 2.67m)

### BATHROOM

5' 4" x 5' 4" (1.63m x 1.63m)

### WC

### UTILITY ROOM

15' 1" x 10' 6" (4.6m x 3.2m)



## GARAGE

Power and light connected, up and over door and side door.

## EXTERIOR

### REAR GARDEN

Fully enclosed by timber fencing, bushes and trees, laid mainly to lawn with divided patio and shingle areas, with various hedge and shrub borders.

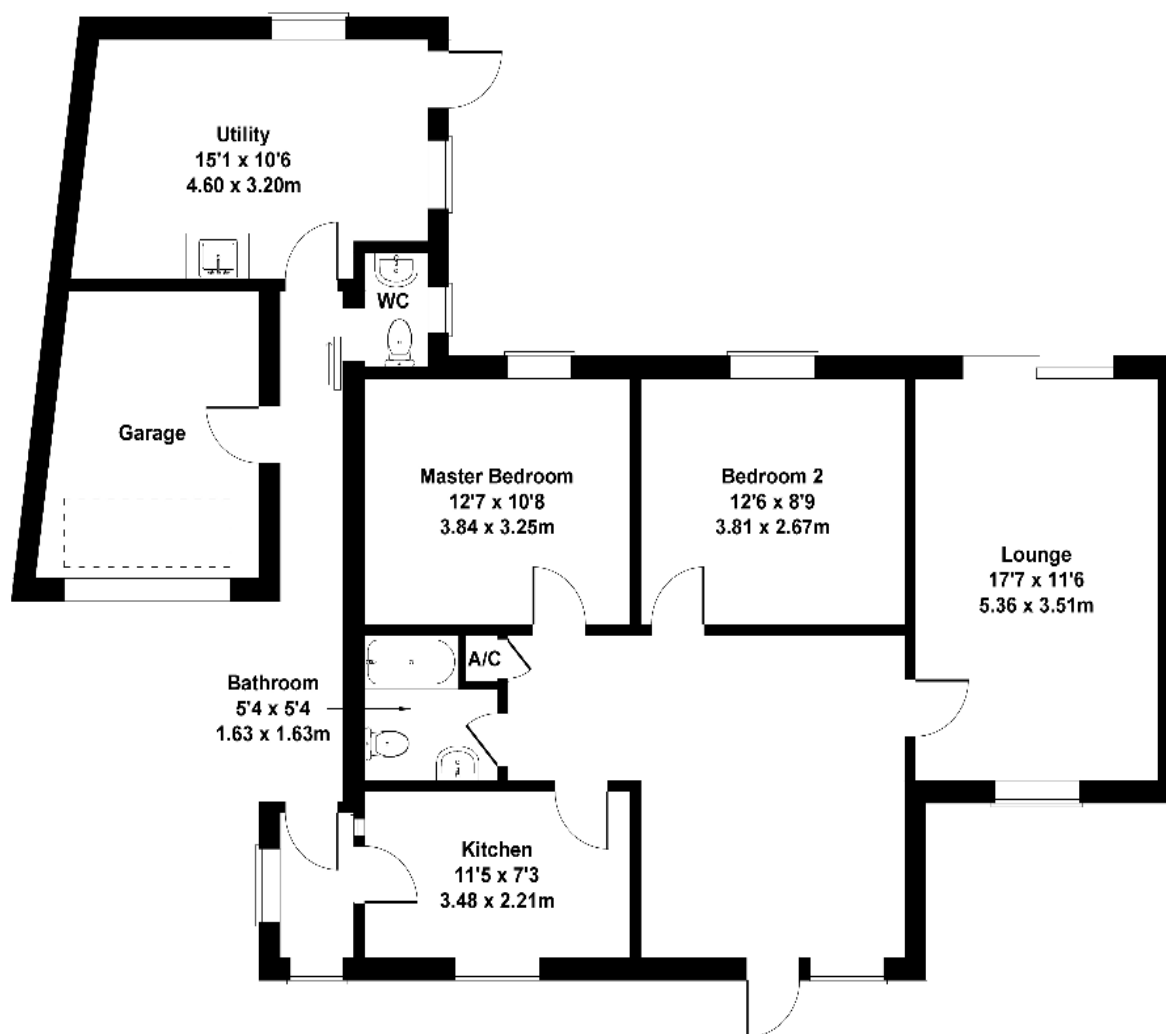
### FRONT GARDEN

Tandem driveway providing off road parking. Laid to lawn with established tree and bushes, outdoor light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

Council tax band: D



Not to Scale. Produced by The Plan Portal 2022  
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11 High Street  
Sandy  
Bedfordshire  
SG19 1AG

[www.lane-browns.co.uk](http://www.lane-browns.co.uk)  
[sales@lane-browns.co.uk](mailto:sales@lane-browns.co.uk)  
01767 691122

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