



24 Manor Road, Gamlingay, Sandy, SG19 3EN

Price Guide £385,000

- Cul-de-sac road
- Boasting plentiful and versatile living accommodation
- Ground floor shower room and cloakroom
- Off road parking
- Corner position
- Comberton Village College catchment area
- Wood burning stove
- Overlooking astonishing open field views
- Exposed beams and distinctive character features
- South facing and low maintenance rear garden

24 Manor Road, Sandy SG19 3EN

****Guide Price: £385,000 to £395,000**** Lane & Browns presents this incredible four bedroom, semi-detached family home tucked away in a desirable corner position within the cul-de-sac of Manor Road. The location of this property is to be admired for its astonishing views over the open fields, you won't find anything else quite like it! Boasting plenty of spacious and versatile accommodation throughout, with the inclusion of distinctive character features and exposed beams, this property comprises four spacious bedrooms with integral storage/wardrobe space and guest shower in bedroom 3, bathroom as well as shower room and cloakroom on the ground floor. The ground level proudly offers a welcoming porch entry into the hallway with doors off to a 23ft open plan living room into diner with wood burning stove, large kitchen with a range of integrated appliances and storage options, office and snug. External benefits include a south facing and low maintenance rear garden and driveway with plenty of space for off-road parking.



Council Tax Band: C



Porch entrance

Hallway

Staircase leading to first floor accommodation.

Living room

23 x 13'1

Dining room

13'7 x 8'4

Snug

8'4 x 7'10

Office

10'5 x 9'9

Kitchen

16'8 x 14'7

Hall

11'10 x 7'3

Doors to:

Shower room

WC

Stairs & Landing

Doors off to:

Bedroom 1

13'7 x 12'11

Bedroom 2

13'7 x 9'1

Bedroom 3

12'8 x 9'1

Including guest shower.

Bedroom 4

9 x 8

Bathroom

WC

Exterior

Rear Garden

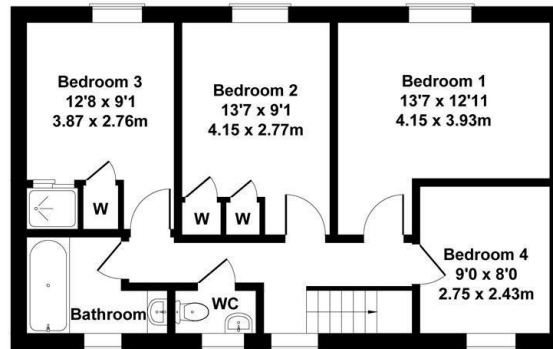
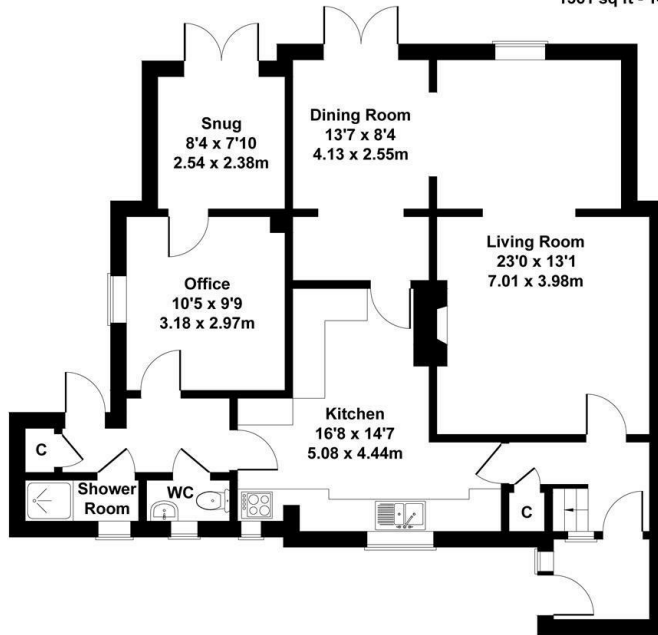
South facing and low maintenance with astonishing views over the open fields. Laid mainly to patio slab with turfed area, multiple sheds for storage and gated side access to the front.

Front

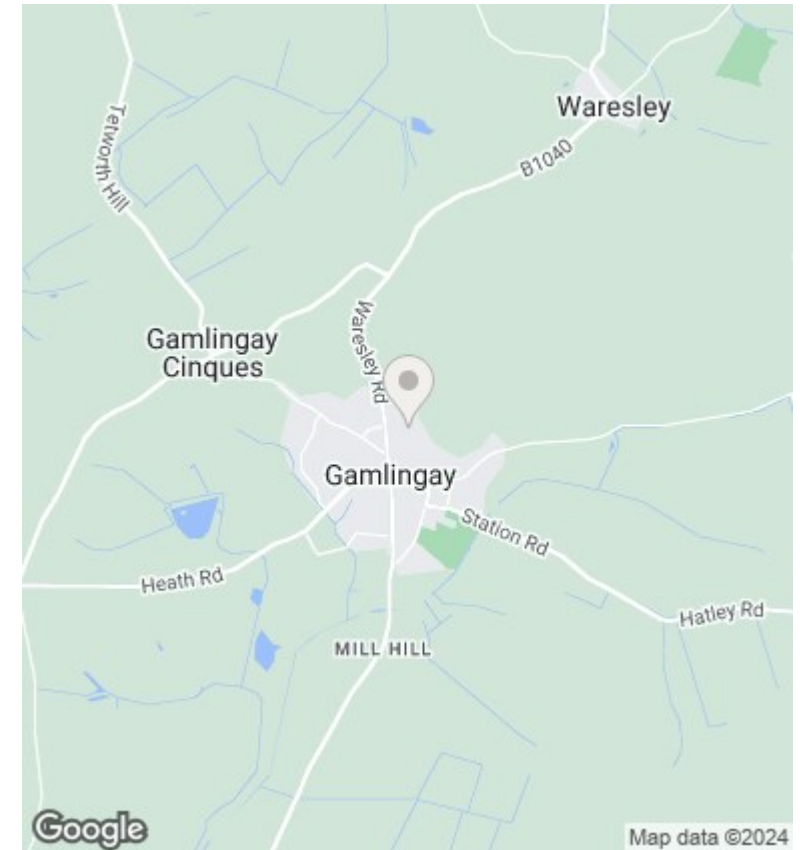
Enclosed by privit hedge, mono-block paved driveway providing plenty of off-road parking and gated side access to the rear.

Gamlingay

Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Directions

Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	