



Kennedy
& co.

7b Church Lane

Wrestlingworth

SG19 2EU

Asking Price Of £485,000

- Brand New Detached Family Home
- Situated in A Quiet Location At The Top of Church Lane, Wrestlingworth
- Stunning Fully Fitted 37ft Kitchen / Breakfast / Family Room
- Separate Dining Room
- Four Bedrooms with Master En-Suite
- Family Bathroom
- Ample Off Road Parking
- Good Size Rear Garden



'BRAND NEW' four bedroom detached. Situated in a quiet location at the top of Church Lane, Wrestlingworth. Stunning fully fitted 37ft open plan kitchen / family room with separate dining room & en-suite to master bedroom. Externally there is ample off road parking & good size enclosed rear garden.

Wrestlingworth is a small rural village set in the midst of open countryside, between Cambridge & Bedford. There are a variety of amenities in the nearby village of Gamlingay & Potton Market Town. The nearest train station is at Sandy approx 6 miles away with links to Cambridge & London Kings Cross. There is easy access nearby to the A1.

Constructed by a local builder to a high standard.

All internal doors will be Oak veneered with a matt varnish finish and with brushed chrome handles and hinges.

Laminate flooring throughout the ground floor, stairs and bedrooms to be carpeted with tiled floors to the en-suite and family bathroom.

The property will be decorated in white throughout with a satin finish to skirting and architrave.

SPACIOUS RECEPTION HALLWAY

Stairs rising to first floor, under stairs recess, cloaks cupboard, doors off to:

CLOAKROOM

UTILITY ROOM

8' 8" x 5' 3" (2.64m x 1.6m)

KITCHEN / BREAKFAST / FAMILY ROOM

37' 9" x 11' 9" (11.51m x 3.58m) 'Loline' Fitted with a range of base and matching eye level units, quartz worksurfaces, inset 1/12 bowl sink unit, central island, integral 'Neff' oven, 'Neff' microwave and oven, inset 'Neff' induction hob with extractor over, 'Essentials' integral dishwasher and fridge / freezer, part vaulted ceiling, bi fold doors opening to the rear garden, walk through into:

SITTING / DINING ROOM

15' 1" x 12' 2" (4.6m x 3.71m) Upvc double glazed window to the rear.

FIRST FLOOR LANDING

Loft access, storage cupboard. doors off to:

MASTER BEDROOM

11' 9" x 11' 8" max (3.58m x 3.56m) Upvc double glazed window to the front aspect, built in wardrobe.

EN-SUITE SHOWER ROOM

BEDROOM TWO

10' 9" x 9' 0" (3.28m x 2.74m) Upvc double glazed window to the front aspect, built in wardrobe.

BEDROOM THREE

10' 8" x 8' 2" (3.25m x 2.49m) Upvc double glazed window to the rear aspect.

BEDROOM FOUR

9' 1" x 8' 9" (2.77m x 2.67m) Upvc double glazed window to the rear aspect, built in cupboard.

FAMILY BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Upvc double glazed window to the rear aspect.

REAR GARDEN

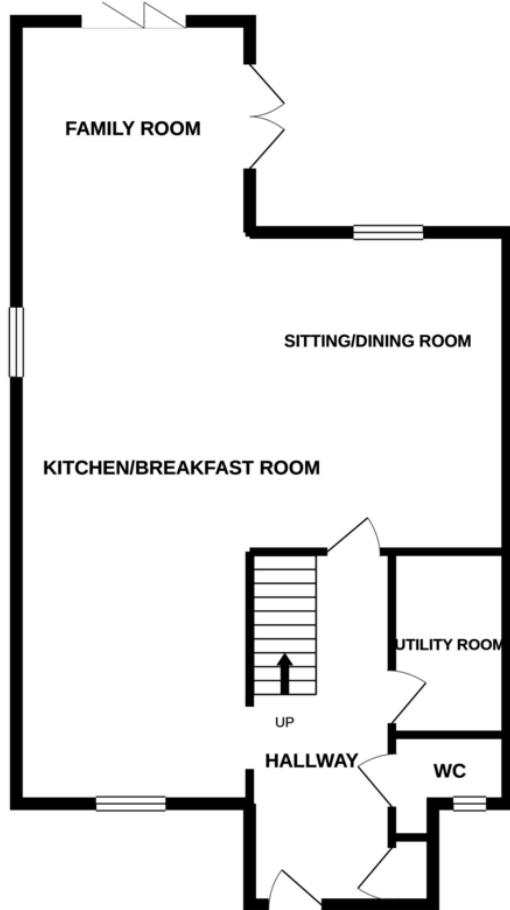
Patio, main garden is of a good size, enclosed by timber panel fencing.

FRONT

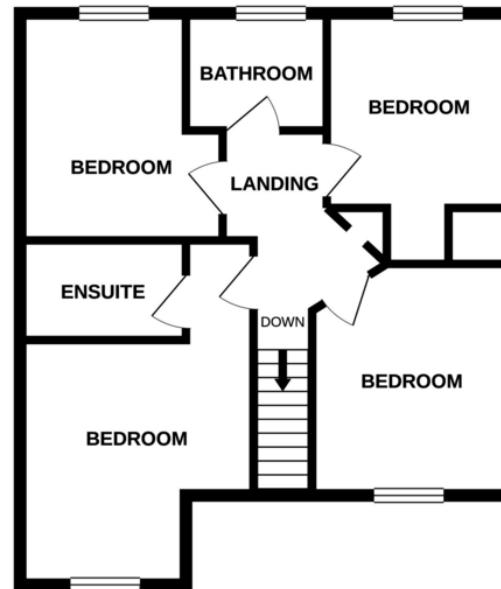
Parking for a number of vehicles.



GROUND FLOOR
72.1 sq.m. (777 sq.ft.) approx.



1ST FLOOR
52.1 sq.m. (561 sq.ft.) approx.



COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

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