



# Kennedy & Co.

10 Elder Close, Beeston

SG19 1GF

EPC: D \* No Upward Chain! \*

Offers Over £399,000

- Spacious Four Double Bedroom Detached Village Home
- No Upward Chain!
- Entrance Hall and Cloakroom
- Fitted Kitchen
- Spacious 15ft x 14ft Lounge
- Separate Dining Room
- Family Bathroom & En-Suite Bathroom To Master Bedroom
- Front Garden With Driveway For 2 Cars



An excellent opportunity to purchase this very spacious four DOUBLE bedroom detached modern home, which is offered with no upward chain and is situated in a quiet village location backing on to large open green areas, boasting a generous plot with front and rear gardens, driveway and garage.

This superb home briefly boasts a spacious reception entrance hall with fitted cloakroom, generous 15ft x 14ft lounge, separate dining room, fitted kitchen, first floor family bathroom and en-suite bathroom to the master bedroom.

The property also benefits from double glazing throughout, gas to radiator central heating with replaced boiler and no upward chain.

Externally the property offers a front garden with driveway providing off road parking for two vehicles, garage with power and light connected, and a fully enclosed generous rear garden.

Due to very high demand and no upward chain, early viewings are strongly recommended on this home.

### **PARTICULARS**

Storm porch with timber entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, built in under stairs storage cupboard, laminated wood effect flooring, coving to ceiling, communicating doors to:

### **CLOAKROOM**

Obscure double glazed window to front elevation, single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl tiled effect flooring.

### **KITCHEN**

12' 7" x 7' 9" (3.84m x 2.36m) Double glazed window to front elevation plus double glazed door to side elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in oven with built in four burner gas hob over, built in fridge/freezer with matching doors, space and plumbing for washing machine, space for further fridge, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, replaced wall mounted gas boiler, vinyl tiled effect flooring.

### **LOUNGE**

15' 1" x 14' 9" (4.6m x 4.5m) uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, laminated wood effect flooring, coving to ceiling, double doors to:

## DINING ROOM

11' 3" x 9' (3.43m x 2.74m) Double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

## FIRST FLOOR

### LANDING

Double glazed window to front elevation, single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

11' 10" x 11' 4" (3.61m x 3.45m) Double glazed window to rear elevation, single panel radiator, three built in double wardrobes, door to:

### ENSUITE

Obscure double glazed window to side elevation, single panel radiator, fitted three piece suite

comprising low level W.C with concealed cistern, wash hand basin set into tiled unit, panelled bath with mixer tap over plus fitted shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

### BEDROOM TWO

11' 4" x 10' (3.45m x 3.05m) Double glazed window to front elevation, single panel radiator.

### BEDROOM THREE

11' x 10' 2" (3.35m x 3.1m) Double glazed window to rear elevation, single panel radiator.

### BEDROOM FOUR

13' 9" x 8' 5" (4.19m x 2.57m) Double glazed window to front elevation, single panel radiator.

### BATHROOM

Obscure double glazed window to side elevation, single panel radiator, fitted three piece suite

comprising low level W.C with concealed cistern, wash hand basin set into tiled unit, panelled bath with mixer tap over plus fitted shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Garden area mainly laid to lawn with mature hedgerow border, paved pathway to entrance door and side access gate, outside tap. driveway providing off road parking for two cars leading to:

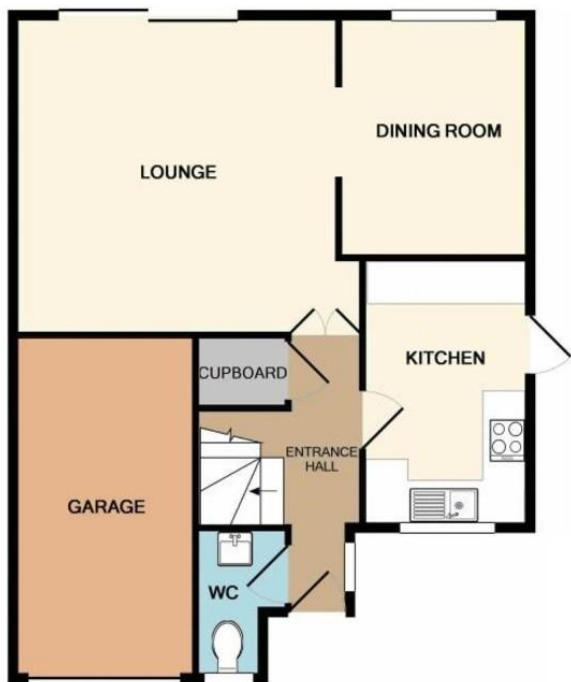
### GARAGE

Up and over door, power and light connected.

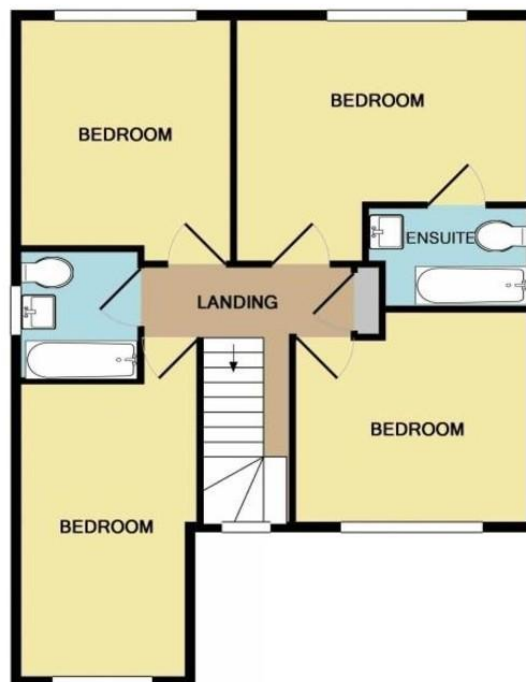
### REAR GARDEN

Fully enclosed generous rear garden, initial paved patio area, mainly laid to lawn, shingled storage area to side.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.9 SQ.M.)

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

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