



Kennedy & Co.

Novus Vitae, 31 Bedford Road, Willington

MK44 3PP

EPC: E * No Upward Chain! *

£299,950

- Three Bedroom End Of Terrace Village Home
- Backing On To Open Fields With Stunning Countryside Views
- No Upward Chain!
- Sitting Room
- Dining Room
- Fitted Kitchen
- Bathroom & First Floor W.C
- uPVC D/Glazing & Gas C/Heating With Combi Boiler



A superb opportunity to purchase this three bedroom end of terrace village home, situated within a the highly sought after village of Willington, directly backing on to open fields with stunning open countryside views to the rear, benefitting from off road parking, no upward chain and a larger than average rear garden.

This excellent home offers a sitting room with separate dining room, fitted kitchen, fitted bathroom, first floor W.C and three bedrooms. Other benefits include uPVC double glazing, gas to radiator central heating with combination boiler, and no upward chain.

Externally the property offers a shingled driveway to the front providing private off road parking, and a fully enclosed much larger than average rear garden backing on to open fields with delightful views.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE LOBBY

uPVC double glazed window to front elevation, uPVC double glazed door to:

LOUNGE

11' x 10' 5" (3.35m x 3.18m) uPVC double glazed bay window to front elevation, double panel radiator, door to:

DINING ROOM

11' 6" x 11' (3.51m x 3.35m) uPVC double glazed window to rear elevation, double panel radiator, door leading to stairs rising to first floor, built in under stairs storage cupboard, door to:

KITCHEN

11' x 7' (3.35m x 2.13m) uPVC double glazed window to side elevation, door to side elevation, double panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for cooker, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl tiled effect flooring, built in pantry area with wall mounted gas combination boiler, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, two built in storage cupboards.

FIRST FLOOR

LANDING

Window to side elevation, access to loft space, communicating doors to:

MASTER BEDROOM

12' 8" x 10' 5" (3.86m x 3.18m) Two uPVC double glazed windows to front elevation, single panel radiator.

BEDROOM TWO

11' 6" x 10' (3.51m x 3.05m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

7' x 6' 9" (2.13m x 2.06m) uPVC double glazed window to rear elevation, double panel radiator, ideal as a study or nursery, door to:

W.C

Fitted two piece suite comprising low level W.C, wash hand basin, tiled to all splash areas, vinyl flooring.

EXTERNALLY

FRONT

Shingled driveway providing private off road parking for one car, paved pathway to entrance door, walkway to side with gated access to:

REAR GARDEN

Fully enclosed much larger than average rear garden backing on to open fields, paved patio area, mainly laid to lawn with tree and shrub borders, timber store.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
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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.