



Rear Elevation



# Kennedy & Co.

17 Peashill Lane, Great Barford

MK44 3HG

EPC: D \* No Upward Chain! \*

£425,000

- Two Double Bedroom
- Detached Village Bungalow
- Quiet Sought After Location Backing On To Open Fields
- Generous Rear Garden
- Spacious 19ft x 14ft Lounge/Diner
- Fitted Kitchen
- Shower Room
- uPVC Double Glazed Conservatory
- Car Port & Garage With Power & Light Connected



**A fantastic and very rare opportunity to purchase this very spacious two double bedroom detached village bungalow, situated in a highly sought after peaceful village location, which occupies an enviable generous plot backing on to open fields with delightful countryside views, with large rear garden, ample off road parking and single garage.**

**This excellent bungalow briefly boasts a generous entrance hall, very spacious 19ft x 14ft lounge/diner, fitted kitchen, uPVC double glazed conservatory, shower room, and two double bedrooms.**

**Other benefits include uPVC double glazing, gas to radiator central heating with combination boiler and no upward chain.**

**Externally the bungalow occupies a very generous plot with a fully paved front garden and driveway providing ample off road parking for several vehicles, much larger than average fully enclosed rear garden backing on to open fields, and a car port plus single garage with power and light connected.**

**This excellent bungalow must be viewed early to avoid disappointment.**

### **PARTICULARS**

Replaced composite obscure double glazed entrance door to:

### **ENTRANCE HALL**

uPVC obscure double glazed windows to side elevation, single panel radiator, two built in storage cupboards, coving to ceiling, communicating doors to:

### **MASTER BEDROOM**

13' 2" x 10' 1" (4.01m x 3.07m) uPVC double glazed window to front elevation, double panel radiator, range of built in bedroom furniture, coving to ceiling.

### **BEDROOM TWO**

10' 1" x 9' 1" (3.07m x 2.77m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### **SHOWER ROOM**

uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all elevations.

### **LOUNGE/DINER**

19' 7" x 14' (5.97m x 4.27m) 'L' Shaped, two uPVC obscure double glazed windows to side elevation, two double panel radiators, coving to ceiling, door to kitchen plus uPVC double glazed sliding patio doors to:

### **CONSERVATORY**

10' 7" x 8' 5" (3.23m x 2.57m) uPVC double glazed conservatory, sliding door to garden, two single panel radiators.

### **KITCHEN**

9' 10" x 9' (3m x 2.74m) uPVC double glazed window to rear elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob, space for fridge/freezer, space and plumbing for washing machine, tiled to all splash

areas, further range of wall mounted units incorporating fitted extractor hood, tiled flooring, coving to ceiling, built in pantry cupboard housing wall mounted gas combi boiler, uPVC double glazed door to:

### **SIDE LOBBY**

uPVC double glazed doors to both front and rear elevations, personnel door to garage.

### **EXTERNALLY**

#### **FRONT**

Generous paved area with mature tree and shrub beds and shingled borders, providing ample off road parking or vehicle storage, further driveway providing additional parking for 2/3 vehicles with car port over, uPVC double glazed door leading through to:

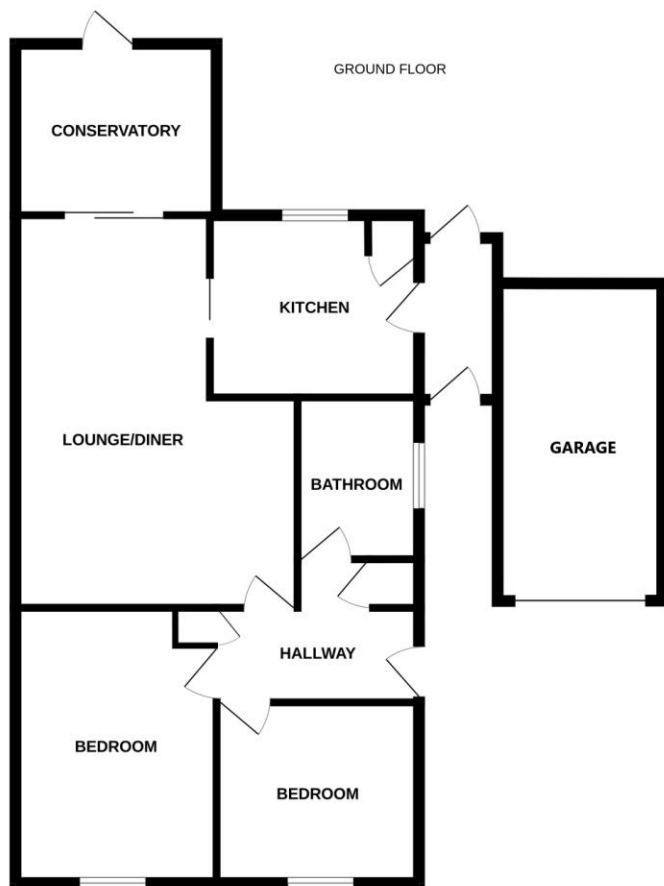
### **REAR GARDEN**

Fully enclosed generous rear garden with delightful open countryside views, initial extensive paved patio area with outside tap, laid to lawn with established tree and shrub borders and raised beds, greenhouse and spacious timber summer house.

### **GARAGE**

Up and over door, power and light connected.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

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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