



Kennedy & Co.

75 High Street, Great Barford

MK44 3LF

EPC: TBA

£385,000

- Hugely Improved & Immaculately Presented Throughout
- Entrance Hall
- Superb 21ft x 17ft 'L' Shaped Lounge
- Generous 15ft Re-Fitted Modern Kitchen/Diner
- uPVC Double Glazed Brick Based Conservatory
- Re-Fitted Modern Bathroom & Re-Fitted Modern Shower Room
- Professional Loft Conversion
- Fantastic 100' Rear Garden



A wonderful and very rare opportunity to purchase this hugely improved and immaculately presented two/three bedroom semi-detached village home, situated in a highly sought after peaceful village location, which occupies a much larger than average generous plot with a delightful non-overlooked established 100ft rear garden, large driveway providing ample off road parking for multiple vehicles and single garage.

This excellent home has been recently upgraded by the current owners to now briefly boast a generous entrance hall, very spacious 21ft x 17ft 'L' shaped lounge, 15ft re-fitted modern kitchen/diner with small utility area, uPVC double glazed brick based conservatory, and re-fitted modern shower room.

The first floor benefits from two bedrooms, re-fitted modern bathroom, and a professional loft conversion ideal for use as a home office or playroom etc.

Other benefits include uPVC double glazing, and gas to radiator central heating with a replaced combination boiler.

Externally the property occupies a very generous plot with a large fully mono-block paved driveway providing ample off road parking for several vehicles, truly stunning much larger than average non-overlooked rear garden approaching 100ft in length, and a single garage with power and light connected.

This excellent home must be viewed early to avoid disappointment.

PARTICULARS

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

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

LOUNGE

21' x 17' 3" (6.4m x 5.26m) 'L' shaped lounge, uPVC double glazed window to front elevation, two single panel radiators, stairs rising to first floor with built in under stairs storage cupboard, further built in storage cupboard, laminated wood effect flooring, communicating doors to:

SHOWER ROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring.

KITCHEN/DINER

15' 3" x 10' 6" (4.65m x 3.2m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, double panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink/drainers unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel double oven, built in four burner electric hob, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, ideal space for table and chairs, uPVC double glazed door to conservatory plus archway to:

UTILITY AREA

Wood effect work surface, fitted base unit, space and plumbing for washing machine, wall mounted replaced gas combi boiler, tiled flooring.

CONSERVATORY

12' 2" x 9' (3.71m x 2.74m) uPVC double glazed brick based conservatory, double doors to garden, power and light points, tiled flooring.

FIRST FLOOR

LANDING

Double glazed Velux style window, communicating doors to:

MASTER BEDROOM

13' x 8' 6" (3.96m x 2.59m) uPVC double glazed window to front elevation, single panel radiator, built in airing cupboard with single panel radiator, coving to ceiling.

BEDROOM TWO

9' 3" x 8' 3" (2.82m x 2.51m) Dual aspect room, double glazed Velux style window and uPVC double glazed

window to side elevation, single panel radiator, pull down loft ladder leading to:

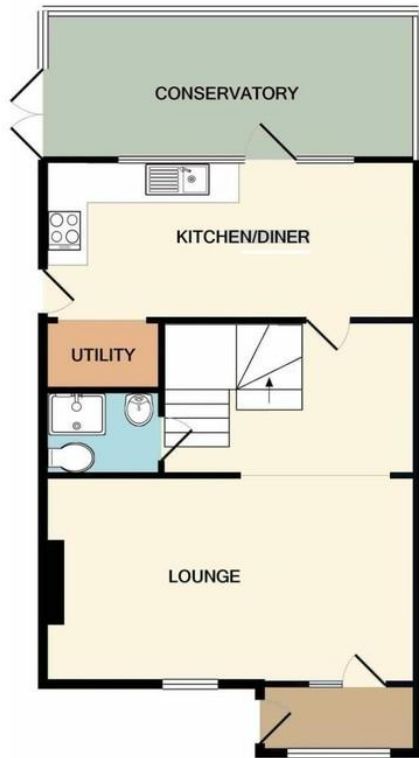
LOFT ROOM

17' 3" x 6' 5" (5.26m x 1.96m) Limited head room due to sloping ceilings, two double glazed Velux windows, single panel radiator, ideal as home office, children's play room or possible third bedroom.

BATHROOM

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over, tiled to all splash areas, vinyl wood effect flooring.

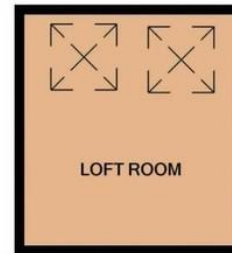




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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

EXTERNALLY

FRONT

Large mono-block paved driveway providing ample off road parking for several vehicles, mature tree and shrub borders, door with covered walkway leading to:

REAR GARDEN

Approaching 100ft in length. Stunning non-overlooked rear garden, initial paved patio area with outside tap, mainly laid to lawn, beautifully established tree and shrub borders and beds, timber shed, personnel door to:

GARAGE

Up and over door, uPVC double glazed window to rear elevation, power and light connected.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bedford Borough Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

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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