



# Kennedy & Co.

7 The Knolls, Beeston

SG19 1PL

EPC: D

£415,000

- Extended Four Bedroom Detached Village Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 18ft x 12ft Lounge
- Superb 17ft x 11ft Open Plan Kitchen/Diner
- Fantastic 30ft uPVC Double Glazed Conservatory/Family Room
- Generous 16ft x 10ft Utility/Work Room
- First Floor Family Bathroom
- Driveway Providing Off Road Parking For 2/3 Cars



A fantastic opportunity to purchase this extended, very spacious and versatile four bedroom detached village home, boasting an 18ft lounge and 17ft kitchen/diner, ideally situated within a sought after quiet cul-de-sac location within the popular village of Beeston.

This superb property has been much improved to now briefly boast an entrance hall with re-fitted cloakroom, spacious 18ft x 12ft sitting room, excellent 17ft x 11ft open plan kitchen/diner, very large 30ft uPVC double glazed conservatory/family room, plus a 16ft x 10ft utility/work room, and first floor family bathroom.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally the property benefits from a front garden with driveway providing off road parking for two/three vehicles, and a superb enclosed private rear garden

with timber summerhouse boasting power and light connected.

Early viewings are strongly encouraged.

Beeston provides excellent access to the A1(M) and to Sandy, which is serviced by schools, shops and facilities, ideal for the commuter with easy access to the mainline railway station to London St Pancras.

### **PARTICULARS**

Storm porch with uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

uPVC obscure double glazed window to front elevation, double panel radiator, stairs rising to first floor, coving to ceiling, communicating doors to:

### **CLOAKROOM**

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted two piece suite comprising low level W.C and wash hand basin set into cupboard unit with mixer tap over, tiled to all splash areas, tiled flooring, coving to ceiling.

### **LOUNGE**

18' 4" x 12' (5.59m x 3.66m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, double panel radiator, coving to ceiling.

### **KITCHEN/DINER**

17' 9" x 11' 4" (5.41m x 3.45m) uPVC double glazed window to rear elevation, feature radiator, re-fitted kitchen comprising sunken stainless steel sink unit with mixer tap over, solid granite work surfaces with integrated drainer, range of base units incorporating 1000mm stainless steel cooker range, American style fridge/freezer and built in dishwasher, further range of

wall mounted units incorporating 1000mm stainless steel extractor hood, feature central island unit with matching granite work surface and built in breakfast bar, tiled flooring, ideal area for table and chairs, sunken spotlighting, coving to ceiling, communicating doors to:

### **CONSERVATORY/FAMILY ROOM**

30' 1" x 9' 3" (9.17m x 2.82m) Very spacious uPVC double glazed brick based conservatory, double panel radiator, power points, vinyl wood effect flooring, fitted blinds.

### **UTILITY/WORK ROOM**

16' 7" x 10' 8" (5.05m x 3.25m) Dual aspect room, uPVC double glazed window to front elevation plus uPVC double glazed doors to both front and rear elevations, feature radiator, fitted utility room comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, fitted work

surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, further range of wall mounted units, vinyl wood effect flooring, generous built in storage cupboard housing gas boiler.

### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed window to front elevation, access to loft space, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

#### **MASTER BEDROOM**

11' 8" x 11' (3.56m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, built in sliding wardrobes, coving to ceiling.

#### **BEDROOM TWO**

11' 2" x 9' 10" (3.4m x 3m) uPVC double glazed window to rear elevation, single panel radiator, built in sliding wardrobes, coving to ceiling.

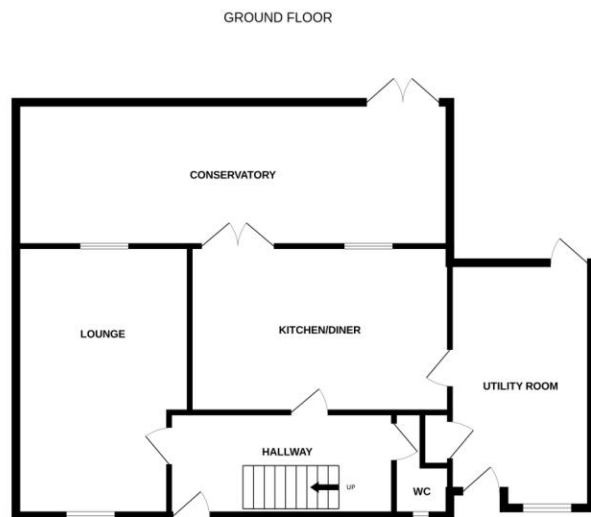
#### **BEDROOM THREE**

9' x 8' (2.74m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

#### **BEDROOM FOUR**

10' 2" x 6' 5" (3.1m x 1.96m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.





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.  
Made with Metropix ©2023

## BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all elevations, coving to ceiling, sunken spotlighting.

## EXTERNALLY

### FRONT

Mainly laid to lawn with shrub bed, driveway providing off road parking for two/three vehicles, mono-block paved pathway to entrance door.

### REAR GARDEN

Fully enclosed easy maintenance rear garden, generous paved patio area with outside tap, mainly laid to artificial lawn with raised tree and shrub borders, timber shed plus personnel doors to:

### SUMMERHOUSE

10' 9" x 7' 6" (3.28m x 2.29m) Detached timber summer house with power connected, windows to both front and side elevations, ideal for conversion to home office.

**COUNCIL TAX BAND** Tax band E

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** sandy@kennedyestateagents.uk

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