



**Kennedy
& Co.**

5 Bedford Road, Great Barford

MK44 3JD

EPC: D

£269,950

- Two Bedroom Village Home
- Re-Fitted Family Bathroom
- Sitting Room
- Loft Room/Office
- Re-Fitted Modern Kitchen & Separate Utility Room
- Enclosed Rear Garden
- Open Plan Dining/Family Room
- Private Off Road Parking For 2 Vehicles



A superb and rare opportunity to purchase this much improved and immaculately presented two/three bedroom village home dating back to 1880, situated in a highly sought after village location, which benefits from an enclosed courtyard rear garden and private off road parking for two vehicles.

This excellent home briefly boasts a sitting room, re-fitted modern kitchen, open plan dining/family room, separate utility room, re-fitted modern bathroom and two first floor bedrooms with further loft room which could be utilised as another bedroom or home office.

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

Externally the property offers an easy maintenance enclosed courtyard rear garden, two timber stores, and private off road parking for two vehicles.

This excellent home must be viewed early to avoid disappointment.

PARTICULARS

uPVC double glazed entrance door to:

SITTING ROOM

11' 6" x 11' 3" (3.51m x 3.43m) uPVC double glazed window to front elevation, double panel radiator, coving to ceiling, door to:

KITCHEN

12' 6" x 10' 10" (3.81m x 3.3m) Double glazed Velux window, re-fitted modern kitchen comprising one bowl stainless steel sink/drainers unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in oven, built in four burner electric hob over, space for fridge, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, tiled flooring, stairs rising to first floor, sunken spotlighting, open plan design to:

FAMILY/DINING ROOM

18' x 6' 1" (5.49m x 1.85m) uPVC double glazed French doors to rear elevation, two double panel radiators, laminated wood effect flooring, coving to ceiling, door to:

UTILITY ROOM

6' 9" x 4' 7" (2.06m x 1.4m) Space and plumbing for washing machine, space for fridge, wall mounted units, tiled flooring, door to:

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, panelled bath with mixer tap and shower attachment over, tiled to all elevations, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

Communicating doors to:

MASTER BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM TWO

8' 8" x 7' 9" (2.64m x 2.36m) uPVC double glazed window to rear elevation, double panel radiator, built in shelving recess and built in storage cupboard housing gas combi boiler, loft access with pull down loft ladder leading to:

LOFT ROOM

10' 1" x 10' (3.07m x 3.05m) (Average measurement due to sloping ceilings) Double glazed Velux window, power and light points, storage space, free standing safe, ideal as further bedroom or home office.

EXTERNALLY

REAR GARDEN

Fully enclosed easy maintenance rear garden, fully paved, timber shed with power and light connected, full security lighting, outside tap, gated access to side leading to:

PARKING AREA

Shingled parking area providing private off road parking for two vehicles, full security lighting, further timber shed.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of walls, windows, doors 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 here may not have been tested and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bedford Borough 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