



Kennedy & Co.

38 Willoughby Close, Great Barford

MK44 3LD

EPC: D * No Upward Chain! *

£475,000

- Three Bedroom Detached Village Bungalow
- Quiet No Through Road Location
- No Upward Chain!
- Spacious 19ft Lounge/Diner
- Re-Fitted Modern Kitchen
- Re-Fitted Bathroom
- Master Bedroom With Modern En-Suite
- Double Garage & Ample Off Road Parking



A fantastic opportunity to purchase this extended and improved three bedroom detached village bungalow, nestled to the end of a quiet cul-de-sac location within the sought after village of Great Barford, occupying a generous 'wrap around' corner plot with beautifully established gardens backing on to a small brook, offered with no upward chain, ample parking and detached double garage.

This superb home briefly boasts a re-fitted modern kitchen, spacious 19ft x 14ft lounge/diner, uPVC double glazed conservatory, re-fitted family bathroom and master bedroom with re-fitted modern en-suite shower room.

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

Externally the property benefits from an established front garden with driveway providing ample off road parking for up to five vehicles, detached double garage with electric up and over doors plus power and light connected, and superb 'wrap around' side and rear gardens backing on to a small brook.

Offered with no upward chain, early viewings are highly recommended.

Great Barford is a sought after peaceful village conveniently located with access to the County Towns of Bedford and Cambridge. Sandy is approximately five miles to the South East with access to the A1 and mainline railway station to London St Pancras.

PARTICULARS

uPVC double glazed entrance door to:

KITCHEN

10' x 9' (3.05m x 2.74m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, re-fitted kitchen comprising of one bowl composite sink drainer unit with mixer tap over, rolled top wood effect work surfaces, range of base units incorporating built in oven with built in four burner electric hob over, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood, vinyl wood effect flooring, built in storage cupboard housing gas combination boiler, door to:

LOUNGE/DINER

19' 10" x 14' (6.05m x 4.27m) Dual aspect room, uPVC double glazed windows to rear and side elevations both with fitted blinds, two double panel radiators, door to inner hall plus archway to:

CONSERVATORY

10' 2" x 7' 7" (3.1m x 2.31m) uPVC double glazed conservatory with double doors to garden, double panel radiator, fitted blinds to all windows.

INNER HALLWAY

Double panel radiator, access to loft space, built in storage cupboard, communicating doors to:

MASTER BEDROOM

13' 9" x 10' (4.19m x 3.05m) uPVC double glazed window to side elevation, double panel radiator, door to:

ENSUITE

uPVC double glazed window to front elevation, double panel radiator, re-fitted three piece white suite comprising low level W.C., wash hand basin, superb fully sealed shower enclosure with luxury fitted shower with several body jets and shower head, vinyl wood effect flooring, extractor fan.

BEDROOM TWO

13' 8" x 10' 3" (4.17m x 3.12m) uPVC double glazed window to side elevation, double panel radiator, built in wardrobe with hanging rail and shelving.

BEDROOM THREE

10' 1" x 9' (3.07m x 2.74m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator.

BATHROOM

uPVC double glazed obscure window to front elevation, double panel radiator, re-fitted three piece suite comprising low level W.C., wash hand basin, and panelled bath, tiled to all splash areas.

EXTERNALLY

FRONT

Mainly laid to lawn with established tree and shrub beds, driveway providing ample off road parking for up to five vehicles leading to:

DOUBLE GARAGE

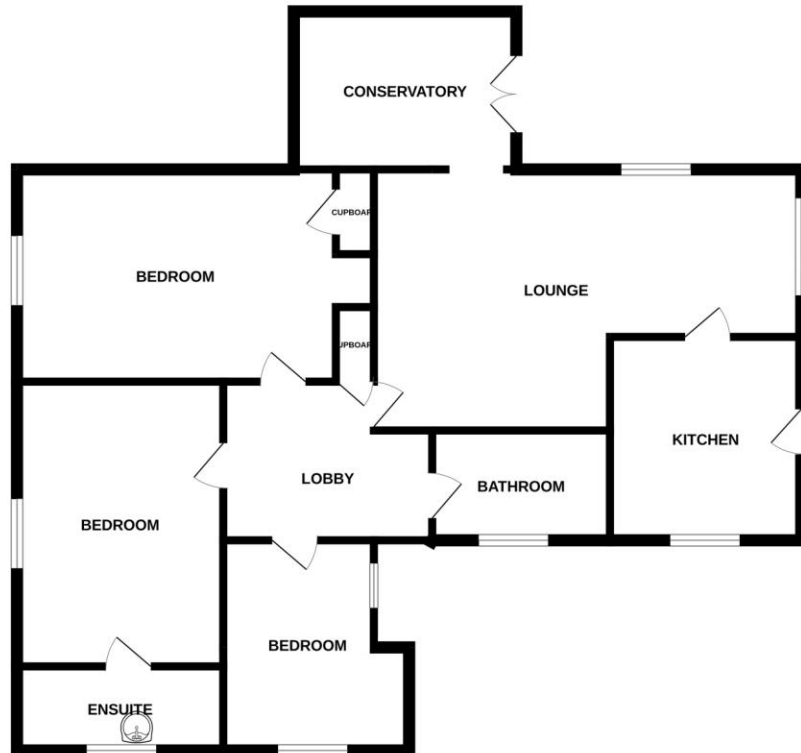
Detached double garage (two separate garages) with two electric up and over doors, power and light connected.

REAR/SIDE GARDENS

Fully enclosed rear and side gardens backing on to a small brook, mainly laid to lawn with beautifully established tree and shrub borders and beds, small paved patio area, outside tap, gated access to side.



GROUND FLOOR
88.0 sq.m. (947 sq.ft.) approx.



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Bedford Borough Council

TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

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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