



# Kennedy & Co.

**Lavender House, 69 Silver Street,**

**Great Barford**

MK44 3JA

EPC: D

**£570,000**

- Substantial Extended Five Double Bedroom Detached Village Home
- Entrance Hall With Luxury Re-Fitted Shower Room
- Spacious 15ft x 12ft Lounge
- Fantastic 25ft Open Plan Re-Fitted Kitchen/Breakfast Room
- Superb 18ft x 12ft Family/Dining Room
- Re-Fitted Modern Utility Room
- Modern Family Bathroom
- Off Road Parking For 4-5 Cars



A fantastic and very rare opportunity to purchase this extended, substantial five double bedroom detached village home, situated in a sought after peaceful village location, boasting very generous versatile accommodation including a wonderful 25ft re-fitted kitchen/breakfast room, plus ample off road parking, garage with electric door and a generous timber outbuilding providing hot tub room with bar and a fully insulated home office.

This excellent home briefly boasts a generous entrance hall, spacious 15ft x 12ft lounge, superb 25ft open plan re-fitted kitchen/breakfast room, re-fitted modern utility room, excellent 18ft x 12ft family/dining room, double bedroom and spacious re-fitted modern shower room all on the ground floor.

The first floor benefits from four further double bedrooms and a modern family bathroom. Other benefits include uPVC double glazing throughout, and gas to radiator central heating.



Externally this fine home benefits from a large driveway providing off road parking for 4-5 vehicles, garage with power connected plus electric roller door, enclosed rear garden, and an excellent generous timber outbuilding providing a hot tub room with 4 person hot tub and bar area, plus a fully insulated home office with power and light connected.

This excellent home must be viewed early to avoid disappointment.

#### PARTICULARS

Composite obscure double glazed entrance door to:

#### ENTRANCE HALL

Double glazed Velux window, double panel radiator, stairs rising to first floor, feature tiled flooring, built in storage cupboards and built in coat cupboard, communicating doors to:



#### SHOWER ROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C/bidet with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted 'Mira' waterfall shower over, sunken spotlighting, tiled to all splash areas, tiled flooring, large built in double doored storage cupboard.

#### BEDROOM FIVE

17' 7" x 7' 8" (5.36m x 2.34m) uPVC double glazed window to front elevation, feature radiator.

#### LOUNGE

15' 10" x 12' 6" (4.83m x 3.81m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with brick surround, coving to ceiling, double doors to:

### **KITCHEN/BREAKFAST ROOM**

25' 1" x 8' 10" (7.65m x 2.69m) uPVC double glazed window to rear elevation, two plinth heaters, re-fitted modern kitchen comprising one and a half bowl 'Franke' sink/drainers with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in 'hide and slide' Neff oven, built in four burner induction hob, built in wine cooler, built in breakfast bar, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating stainless steel glass curved extractor hood, tiled flooring, sunken spotlighting, open plan design to family room plus door to:

### **UTILITY ROOM**

8' 6" x 6' 10" (2.59m x 2.08m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, re-fitted modern utility room comprising one and a half bowl 'Franke' sink/drainers with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for tumble dryer, space for American style fridge/freezer, tiled flooring, wall mounted gas boiler, sunken spotlighting.

### **FAMILY/DINING ROOM**

18' 6" x 12' 9" (5.64m x 3.89m) uPVC double glazed windows to both rear and side elevations, uPVC double glazed French doors to side elevation, under floor heating, tiled flooring, fitted ceiling fan.

### **FIRST FLOOR**

#### **LANDING**

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

#### **MASTER BEDROOM**

13' x 12' 7" (3.96m x 3.84m) uPVC double glazed window to front elevation, double panel radiator, coving to ceiling.

#### **BEDROOM TWO**

11' 10" x 11' 9" (3.61m x 3.58m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### **BEDROOM THREE**

12' 10" x 7' 9" (3.91m x 2.36m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### **BEDROOM FOUR**

12' x 7' 10" (3.66m x 2.39m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling.

#### **BATHROOM**

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, tiled flooring, coving to ceiling.

### **EXTERNALLY**

#### **FRONT**

Ample off road parking for 4-5 vehicles with electric vehicle charging point, outside lighting, gated access to side leading to:





### REAR GARDEN

Fully enclosed rear garden, initial patio area laid to resin with outside tap and outside power points, mainly laid to lawn with shrub borders, further play/seating area laid to bark, feature raised fish pond, personnel doors to:

### TIMBER OUTBUILDING

Generous timber outbuilding separated into two areas:

#### Hot Tub/Bar Area 12'6 x 12'6

Window to front and side elevations power and light connected, feature four person hot tub, bar area, changing cubicle, door to:

#### Home Office 12'4 x 9'7

Two windows to front elevation, power and light connected, several power points, fully insulated.

### GARAGE

Electric roller door, power and light connected.

**COUNCIL TAX BAND** Tax band E

**TENURE** Freehold

**LOCAL AUTHORITY** Bedford Borough 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