



**Kennedy
& Co.**

33 Bedford Road, Willington

MK44 3PP

EPC: D

£299,950

- Very Well Presented Three Bedroom Village Home
- Sitting Room With Feature Wood Burner
- 14ft Dining Room With Cast Iron Open Fireplace
- Excellent 19ft Re-Fitted Modern Kitchen
- Cloakroom
- Re-Fitted First Floor Family Bathroom
- Large Landscaped Rear Garden
- Backing On To Open Fields



A superb opportunity to purchase this very well presented and much improved three bedroom village home, situated within a the highly sought after village of Willington, directly backing on to open fields with stunning open countryside views to the rear, benefitting from separate reception rooms, spacious 19ft re-fitted kitchen and a larger than average landscaped rear garden.

This excellent home offers a sitting room with cast iron wood burner, separate dining room with cast iron open fireplace, generous 19ft re-fitted modern kitchen, cloakroom, first floor re-fitted family bathroom, and three bedrooms.

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

Externally the property offers an easy maintenance shingled front garden, and a beautifully landscaped larger than average rear garden backing on to open fields with delightful countryside views.

PARTICULARS

Composite double glazed entrance door to:

LOUNGE

11' x 10' 5" (3.35m x 3.18m) uPVC double glazed bay window to front elevation, double panel radiator, feature cast iron wood burner with stone hearth and surround, solid wooden flooring, door to:

DINING ROOM

14' 3" x 11' (4.34m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, feature cast iron open fireplace with wooden surround and tiled hearth, solid wooden flooring, stairs rising to first floor, doorway to:

KITCHEN

19' 9" x 7' (6.02m x 2.13m) uPVC double glazed door and window to side elevation, plus uPVC double glazed door and window to rear elevation, fitted plinth heater, re-fitted modern kitchen comprising one bowl composite sink/drainer with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob, built in fridge with matching door, space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, further range of wall mounted units, laminated wood effect flooring, built in storage cupboard housing gas combination boiler, door to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, laminated wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 8" x 10' 5" (3.86m x 3.18m) Two uPVC double glazed windows to front elevation, double panel radiator.

BEDROOM TWO

9' 10" x 8' 3" (3m x 2.51m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

10' 6" x 7' (3.2m x 2.13m) uPVC double glazed window to rear elevation, single panel radiator, built in double doored storage cupboard.

BATHROOM

Single panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, vinyl tiled effect flooring, built in double doored storage cupboard.

EXTERNALLY

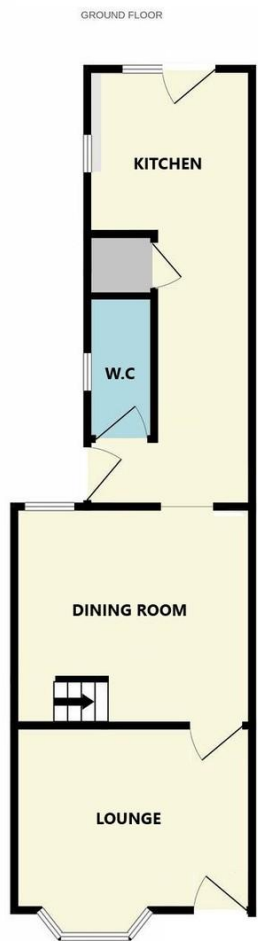
FRONT

Mainly laid to shingle, pathway to entrance door, pathway to side with gated access leading to:

REAR GARDEN

Fully enclosed larger than average delightful rear garden, initial raised timber decking area with timber pergola over, mainly laid to shingle with established tree and shrub borders and beds, further raised timber decking area to rear with greenhouse and excellent timber outbuilding overlooking open fields ideal for conversion to home office.





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.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bedford Borough Council

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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