



Kennedy & Co.

High Road, Beeston

SG19 1PA

EPC: D

£285,000

- Very Spacious Three Bedroom Home
- Entrance Hall
- Generous 17ft Sitting Room
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Separate Utility Room
- Re-Fitted Modern Family Bathroom
- Superb 16ft Master Bedroom



An excellent opportunity to purchase this very spacious and well presented three bedroom home, boasting generous accommodation and occupying a much larger than average plot with superb enclosed large rear garden.

This home briefly boasts an entrance hall, spacious 17ft lounge, separate dining room, re-fitted modern kitchen, separate utility room, large side storage area and re-fitted modern first floor family bathroom.

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

Externally the property benefits from an enclosed front garden, and a much larger than average enclosed rear garden.

Early viewings are strongly recommended.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Stairs rising to first floor, laminated wood effect flooring, built in storage cupboard, communicating doors to:

LOUNGE

17' 10" x 10' 7" (5.44m x 3.23m) Dual aspect room, uPVC double glazed window to front elevation, uPVC double glazed French doors to rear elevation, double panel radiator, laminated wood effect flooring.

DINING ROOM

10' 2" x 9' 10" (3.1m x 3m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, door to:

KITCHEN

12' 3" x 7' 5" (3.73m x 2.26m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, fitted work surfaces, range of fitted base units incorporating space for cooker, space and plumbing for washing machine, tiled to all splash areas, wall mounted gas combination boiler, tiled flooring, built in pantry cupboard, uPVC double glazed door to:

SIDE LOBBY/STORAGE ROOM

Large side storage area with power and light, ideal as ample storage space, built in cupboard, door to garden and door to:

UTILITY ROOM

8' 9" x 7' 2" (2.67m x 2.18m) uPVC double glazed window to side elevation, ceramic butler sink, space for tumble dryer, built in storage cupboard with space for fridge/freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard, communicating doors to:

MASTER BEDROOM

16' 4" x 9' 10" (4.98m x 3m) Two uPVC double glazed windows to front elevation, double panel radiator.

BEDROOM TWO

12' 4" x 11' 9" (3.76m x 3.58m) Two uPVC double glazed windows to front elevation, double panel radiator., laminated wood effect flooring.

BEDROOM THREE

9' 8" x 7' 6" (2.95m x 2.29m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard.

BATHROOM

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

EXTERNALLY

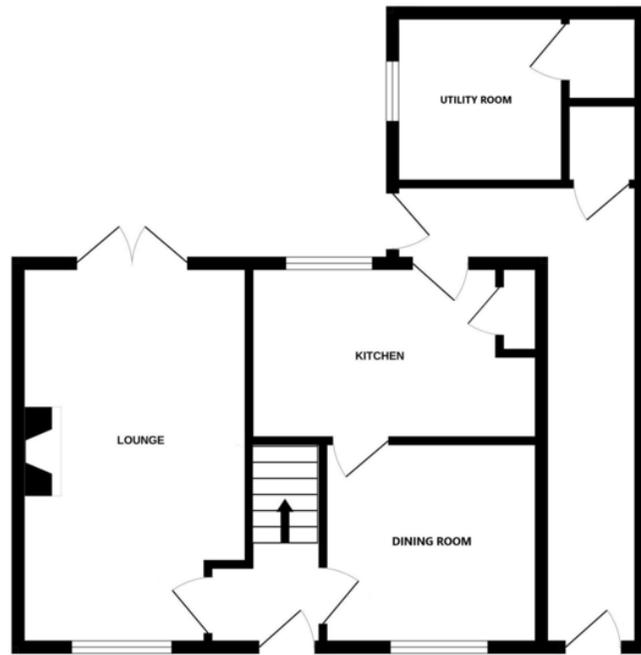
FRONT

Enclosed front garden, mainly laid to lawn with gated paved pathway to entrance door, personnel door to side storage area.

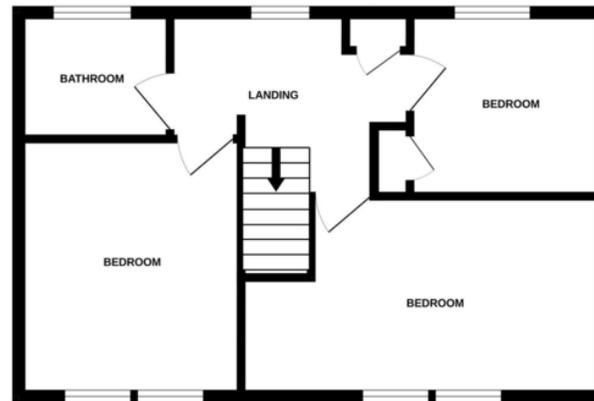
REAR GARDEN

Fully enclosed generous rear garden, initial mono-block paved patio area with outside tap, mainly laid to lawn, further extensive paved patio seating area to the rear, timber shed.





GROUND FLOOR



1ST FLOOR

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

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.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