



**Kennedy
& Foster**

4 The Bothy
Broom
SG18 9NN
£400,000

- BEAUTIFUL VILLAGE LOCATION
- 3 BEDROOMS
- LOUNGE/DINING ROOM
- RE FITTED KITCHEN
- REFITTED SHOWER ROOM
- GARDENS
- GARAGE
- CHAIN FREE



This nicely presented semi-detached property is situated in this lovely location in the beautiful village of Broom. The property boasts a front to back lounge/dining room refitted kitchen, downstairs cloakroom, 3 bedrooms and a refitted shower room. To compliment the property is a garage and parking space, easy to maintain gardens and is being offered chain free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator, coving to ceiling, door to kitchen and cloakroom. Arch way to:

LOUNGE/DINING ROOM

23' 07" x 12' 07" (7.19m x 3.84m) uPVC double glazed bay window to front, uPVC double glazed window to rear and French door to rear garden. Two radiators, brick fireplace housing gas fire.

REFITTED KITCHEN

10' 06" x 8' 07" (3.2m x 2.62m) Wall, base and drawer units with work surfaces over. Integrated fridge/freezer, washing machine and dish washer, built in oven, hob and extractor hood over, cupboard housing boiler. Inset lighting, uPVC double glazed door to rear garden and uPVC double glazed window to front.

CLOAKROOM

Close coupled W.C, wash hand basin, radiator, uPVC double glazed frosted window, coving to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window, coving to ceiling, airing cupboard with cylinder and shelving. Doors to:

BEDROOM ONE

12' 07" x 12' 05" (3.84m x 3.78m) uPVC double glazed Velux window, uPVC double glazed window to front, fitted bedroom furniture, TV aerial point, radiator.

BEDROOM TWO

10' 8" x 8' 11" (3.25m x 2.72m) uPVC double glazed window to rear, fitted bedroom furniture, radiator.

BEDROOM THREE

10' 9" x 6' 01" (3.28m x 1.85m) uPVC double glazed window, radiator, coving to ceiling, access to loft hatch.

FULLY TILED SHOWER ROOM

Shower cubicle with shower over, close coupled W.C, vanity basin with cupboard under, heated towel rail, inset lighting, underfloor heating, uPVC double glazed frosted window.

OUTSIDE

FRONT GARDEN

Artificial lawn, pathway & gated side access leading to:

REAR GARDEN

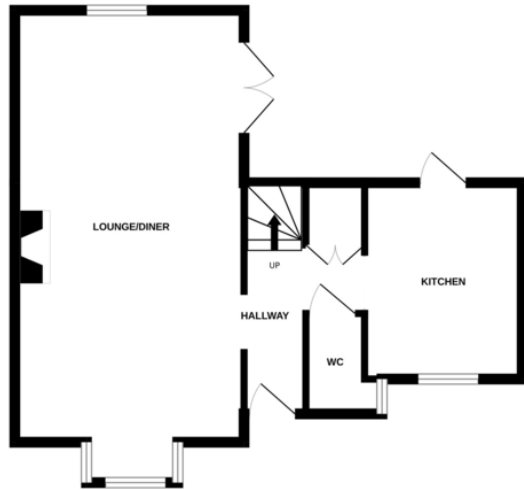
Paved rear garden, shed: oil tank nicely hidden, shrubs, pergola.

GARAGE

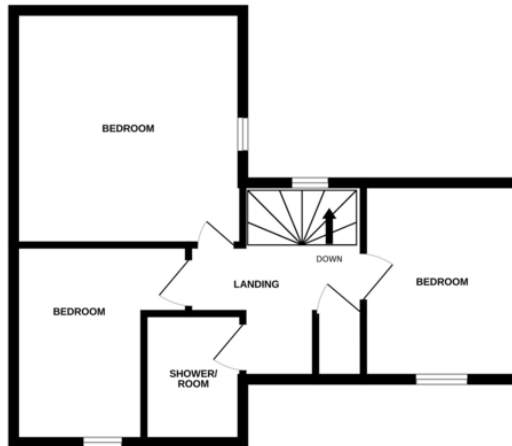
Up & over door with parking to the front of the garage.



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.
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COUNCIL TAX BAND

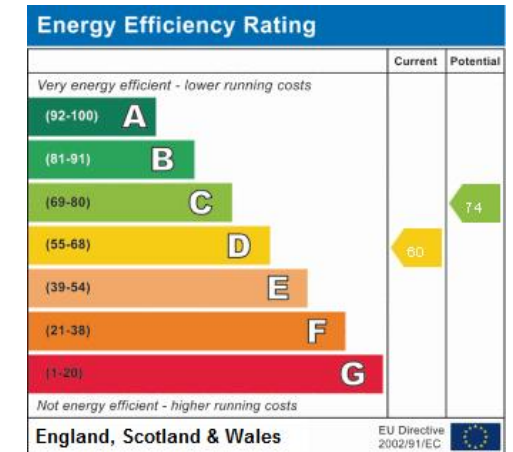
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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2 Market House
Market Square
Biggleswade
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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