



Nightingale Road, Great Barford, MK44 3FG
£440,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STUNNING DETACHED FAMILY HOME IN IMMACULATE CONDITION THROUGHOUT*****

Latcham Dowling Estate Agents are delighted to offer for sale this beautifully presented detached three bedroom family home, built in 2021 to an extremely high standard and offering a fabulous landscaped South Westerly rear garden. There are solid "Oak" doors to the ground floor. The accommodation is arranged over two floors with both the living room and kitchen/dining room offering triple aspects and direct access out to the rear garden, there is also a spacious entrance hall and a ground floor WC. The kitchen is fully fitted with "Siemens" oven, microwave and induction hob. There is also a fitted washer/dryer as well as a dishwasher. On the first floor there is a spacious galleried landing leading to three bedrooms (master with en suite) and the family bathroom. As well as the extremely well proportioned accommodation, other benefits include , an integrated alarm system (including the garage), 'LVT' flooring throughout the ground floor, a 22' oversized garage which is boarded to the eaves providing additional storage. a block paved driveway providing off road parking for two-three cars. Viewing is highly recommended. The rear garden is West facing so is a real sun trap in the summer and the current owners have just extended the patio area.

The home is in showhouse condition and an early viewing is highly recommended.

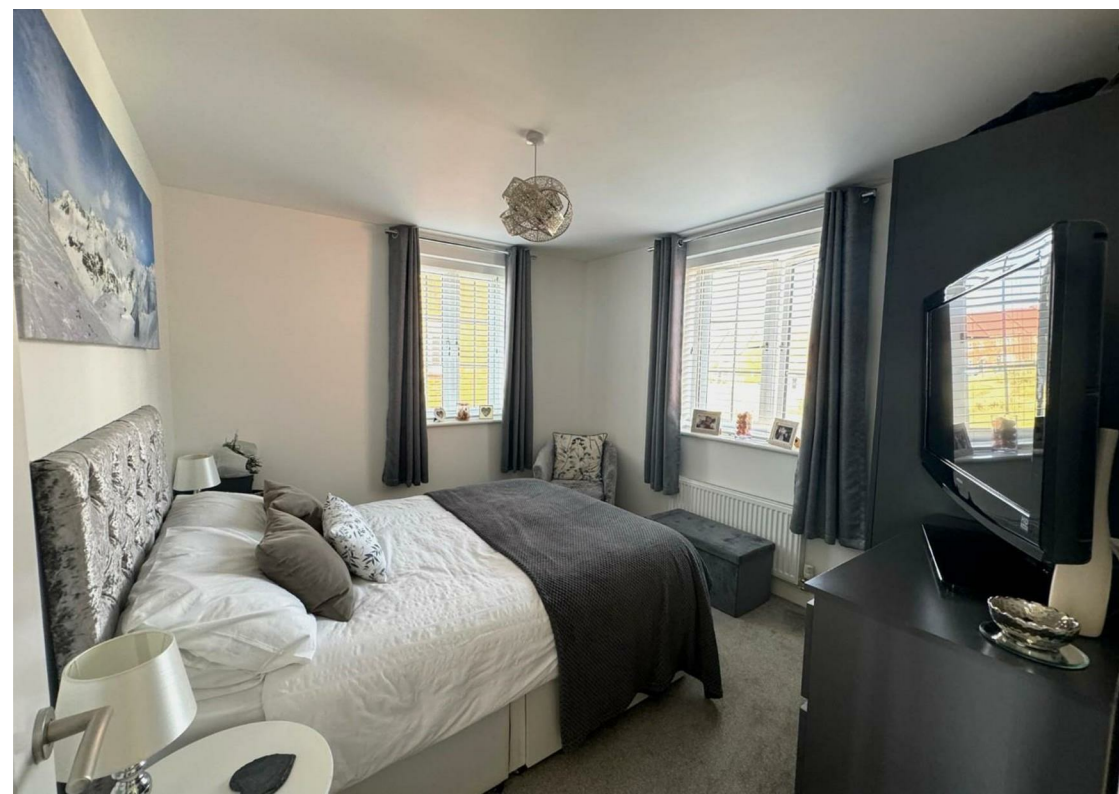
Entrance Via

Entrance Hall

13'8 x 6'7 (4.17m x 2.01m)

Cloakroom

6'7 x 3'2 (2.01m x 0.97m)





Living Room
17'4 x 10'3 (5.28m x 3.12m)

Kitchen/ Dining Room
17'4 x 11'3 (5.28m x 3.43m)

First Floor Landing
11'6 x 10'4 (3.51m x 3.15m)

Bedroom One
10'5 x 10'5 (3.18m x 3.18m)

En Suite Shower Room
6'7 x 5'5 (2.01m x 1.65m)

Bedroom Two
11'4 x 9'11 (3.45m x 3.02m)

Bedroom Three
11'4 x 7'0 (3.45m x 2.13m)

Bathroom
6'8 c 6'5 (2.03m c 1.96m)

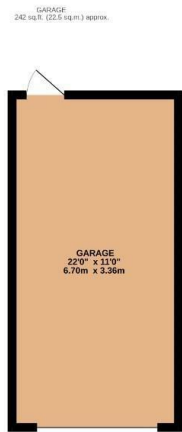
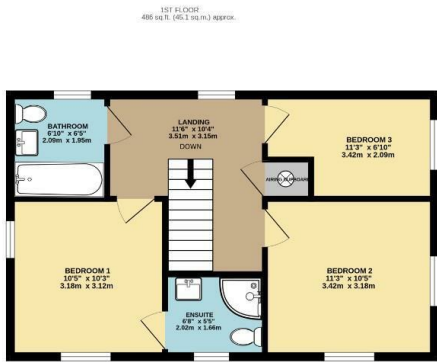
Rear Garden

Front Garden and Driveway

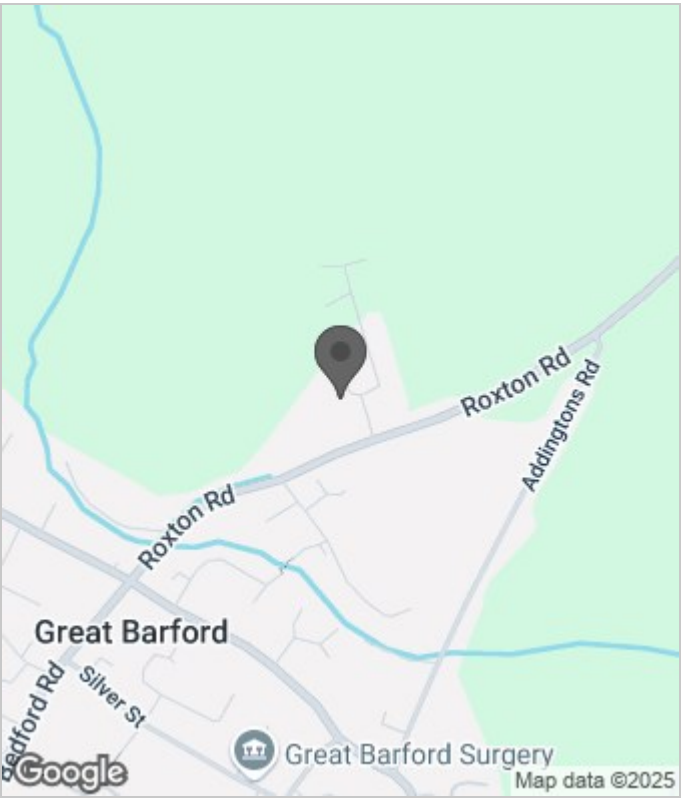
Garage
22' x 11' (6.71m x 3.35m)

Agents Note





TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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