



Kennedy
&co.

The Slade

Wrestlingworth

SG19 2ES

Asking Price Of £540,000

John Lewis fitted kitchen

Spacious living
accommodation

Elevated plot

Four bedrooms

En-suite shower room

17ft Garage

Carport

Gardens



A beautifully presented and without doubt a wonderful detached home. Built on an elevated plot, the ground floor is on two levels offering a large, spacious living space.

The kitchen has been re-fitted with a John Lewis kitchen with every fitted appliance you require as well as space for a large kitchen table.

This four bedroom home has an en-suite shower to the master with three further bedrooms. Outside there is a 17ft garage with carport to the left hand side. The gardens are to all sides with patio area by the kitchen. Ideal for breakfast and coffee. There is a second patio off the lounge and dining room. The driveway is mono bloc with ample parking to the front.

Wrestlingworth is a quiet village and well sought after with a good community spirit, church, lower school, clubs, public house and has easy access to Potton,

providing all amenities and for larger towns/City - Cambridge and Biggleswade.

Double glazed door with glazed panels into:

PORCH

Tiled flooring. Electric meter. Double glazed frosted door to:

HALLWAY

Amfico flooring. Stairs to first floor. Radiator. Coving. Door to:

CLOAKROOM

Vanity unit housing the wash hand basin with cupboard under. Radiator. W.C. Half tiled surround. Double glazed frosted window to the front. Amfico flooring.

KITCHEN/BREAKFAST ROOM

18' x 11' 6" (5.49m x 3.51m) Re-fitted by John Lewis. High gloss base and wall mounted units with tall cupboards. Built in Fridge. Built in large freezer. Integrated microwave, dishwasher, washing machine, oven and grill, induction hob with pull out extractor. The work tops are acrylic/stone with contrasting splash guard surround.

Stainless steel sink and drainer. Cupboard housing the oil fired boiler. Double glazed window to the rear. Double glazed door to the side. Coving to the ceiling. Amfico flooring.

LOUNGE

23' x 13' 2" (7.01m x 4.01m) Multi fuel wood burner with tiled hearth and stone recesses. Sliding double glazed patio door to the garden. Three radiators. Wall lights. Double glazed window to the front. Through to:

DINING ROOM

13' 1" x 11' 8" (3.99m x 3.56m) Double glazed sliding patio doors to the garden. Wall lighting. Double glazed window to the front. Radiator.

HALF LANDING

Double glazed window to the front. Door to:

BEDROOM 1

15' 7" x 10' 8" (4.75m x 3.25m) Plus wardrobe space. Large run of built in wardrobes. Large double glazed window to the side. Coving to the ceiling. Radiator.

ENSUITE

Shower fitted within a cubicle. Wash hand basin. Extractor. Tiled surround.

BEDROOM 3

11' 3" x 6' 8" (3.43m x 2.03m) Double glazed window to the side. Radiator.

TOP LANDING

Airing cupboard housing the hot water tank with 2 pumps for both showers. Additional storage cupboard. Door to:

BATHROOM

Three piece suite comprising: Low flush W.C. Bath with shower over and fitted screen. Pedestal wash hand basin. Fully tiled surround. Heated towel rail. Double glazed frosted window to the front. Loft hatch.

BEDROOM 2

11' 4" x 11' 5" (3.45m x 3.48m) Double glazed window to the side. Radiator. Coving to the ceiling.

BEDROOM 4

8' 4" x 6' 7" (2.54m x 2.01m) Double glazed window to the side. Radiator.

OUTSIDE

GARAGE

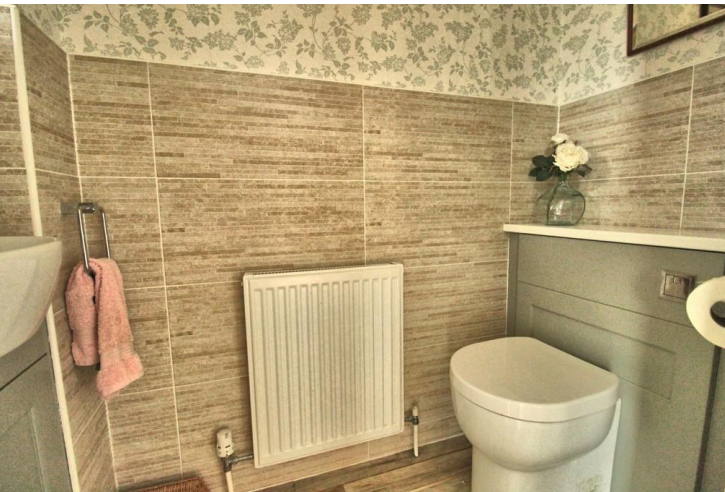
17' x 8' (5.18m x 2.44m) Power and lighting. Up and over door. Water tap. Window to the side and rear. Door through to the garden.

Car port with gated access to the garden.

Patio area from the kitchen. Oil tank. Mature hedging with lawn.

Large patio from the dining room and lounge area with pergola and brick surround.

To the front of the property there is a mono bloc driveway providing ample parking. The front of the property is laid to lawn with brick retaining wall.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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.