



Kennedy
&co.

Chapel Close

Wrestlingworth

SG19 2ET

Asking Price Of £350,000

- Renovation project
- Detached bungalow
- Three bedrooms
- office/bed four
- Large lounge/dining room
- Kitchen and utility
- Garden
- Garage



A good sized three bedroom bungalow requiring renovation situated on a corner plot in the village of Wrestlingworth. The property provides a large lounge/dining room with unique skylight, a kitchen with separate utility, bathroom and separate W.C, office/bedroom four, conservatory, garage and parking for three plus vehicles.

Wrestlingworth is a quiet village nestled amongst the countryside and located within easy reach of the larger towns of Biggleswade, Potton and Sandy and also has excellent commuter links into Cambridge. The village itself has an excellent public house/restaurant, a good lower school, church and many social events and clubs.

PARTICULARS

Half glazed timber door to:

HALLWAY

Meter cupboard.

LOUNGE/DINER

21' 8" x 16' 5" (6.6m x 5m) Feature fire place in a stone and marble hearth with timber mantle, three large glass display cupboards. Three large windows to the front, two windows to the side, two radiators parquet flooring, twin velux skylights.

KITCHEN

12' 2" x 8' 3" (3.71m x 2.51m) Stainless steel sink and drainer, base and wall mounted units, oven, hob and grill. Door and window to the side. Pantry cupboard.

INNER HALL

Door to:

BEDROOM ONE

13' 4" x 11' 4" (4.06m x 3.45m) Patio door to the conservatory, two radiators, timber fitted wardrobes, wall lighting.

BATHROOM

Jacuzzi bath with separate shower unit, vanity unit housing the wash hand basin, radiator and towel rail, window to the side.

SEPARATE W.C

Window to the side. Low level W.C

STUDY

9' 10" x 7' 8" (3m x 2.34m) Sliding doors to conservatory, radiator.

INNER HALL

Door to the front. Storage cupboard with radiator (used as an airing cupboard). Boiler cupboard housing the oil fired boiler.

BEDROOM TWO

8' 4" x 11' 7" (2.54m x 3.53m) Patio doors to conservatory. Window to the rear, radiator.

UTILITY ROOM

9' 8" x 8' 2" (2.95m x 2.49m) Stainless steel sink and base unit, plumbing for washing machine, radiator. Window to the front, window to the side. Through to:

BEDROOM THREE

9' 5" x 8' 2" (2.87m x 2.49m) Door to the front. Window to the side and front, radiator.

CONSERVATORY

21' 1" x 9' 2" (6.43m x 2.79m) Tiled flooring, Upvc glazed, Room heater.

EXTERNALLY

Workshop with power and light.

Rear garden: Triangular in size but very overgrown.

Mono bloc drive providing off road parking to the front for three plus vehicles to the tandem garage with up and over door. Door and window to the side.

Front garden: Lawn area with small trees.

PLEASE NOTE: THE CONSTRUCTION IS NON-STANDARD (STELL FRAME) THIS WILL AFFECT LENDERS ABILITY. PLEASE CHECK IF MORTGAGE IS REQUIRED.



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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