



**Kennedy
& Co.**

29 Bedford Road, Moggerhanger

MK44 3RG

EPC: D

£379,950

- Extended Three Bedroom Semi-Detached Village Home
- Spacious Kitchen
- Sitting Room With Feature Cast Iron Wood Burner
- Utility Room and Cloakroom
- Separate Family Room
- Re-Fitted Modern Shower Room
- Separate Dining Room
- Driveway Providing Ample Off Road Parking



A wonderful opportunity to purchase this extended and well presented three bedroom semi-detached village home, situated within the highly sought after village of Moggerhanger directly backing on to open fields with stunning open countryside views to both the front and rear, benefitting from three separate reception rooms, spacious kitchen with utility room and a large rear garden approaching 100ft in length.

This excellent home offers an entrance hall, sitting room with cast iron wood burner, separate family room, separate dining room, generous fitted kitchen, separate utility room, cloakroom, first floor re-fitted shower room, and three bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.

Externally the property offers a generous front garden with driveway providing ample off road parking for 4 vehicles, and a superb much larger than average rear garden approaching 100ft in length, backing on to open fields with delightful countryside views.

PARTICULARS

Covered storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, two built in double doored storage cupboards, coving to ceiling, door to:

DINING ROOM

11' 5" x 7' 7" (3.48m x 2.31m) uPVC double glazed window to side elevation, single panel radiator, tiled flooring, built in under stairs storage cupboard, open plan design to kitchen plus door to:

FAMILY ROOM

13' x 10' 4" (3.96m x 3.15m) uPVC double glazed window to rear elevation, double panel radiator, feature cast iron fireplace, coving to ceiling, open plan design to:

LOUNGE

12' x 9' 4" (3.66m x 2.84m) uPVC double glazed bay window to front elevation, double panel radiator, feature cast iron wood burner with marble surround and tiled hearth, coving to ceiling.

KITCHEN

11' 10" x 10' 8" (3.61m x 3.25m) Dual aspect room, uPVC double glazed window to rear garden and uPVC double glazed French doors to side elevation, double panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space and plumbing for dishwasher, built in stainless steel double oven, built in stainless steel four burner gas hob, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, sunken spotlighting, door to:

UTILITY ROOM

10' x 8' 8" (3.05m x 2.64m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, range of built in base units incorporating space and plumbing for washing machine, space for fridge, space for chest

freezer, range of wall mounted units, tiled flooring, wall mounted gas boiler, door to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, fitted two piece suite comprising low level W.C, wash hand basin set into cupboard unit, tiled to all splash areas, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

11' x 9' 9" (3.35m x 2.97m) Two uPVC double glazed windows to rear elevation, double panel radiator, range of built in bedroom furniture with wardrobes and cupboard space, coving to ceiling.

BEDROOM TWO

11' x 9' 5" (3.35m x 2.87m) Two uPVC double glazed windows to front elevation, single panel radiator, built in storage cupboard, coving to ceiling.

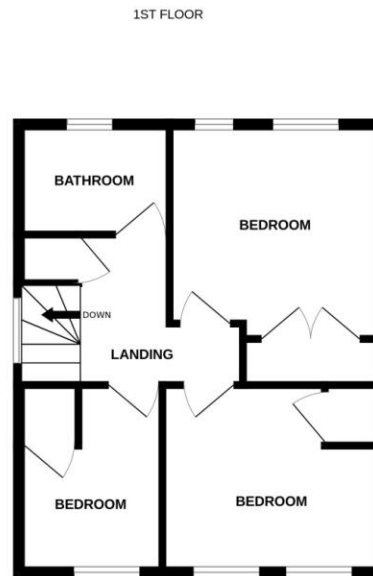
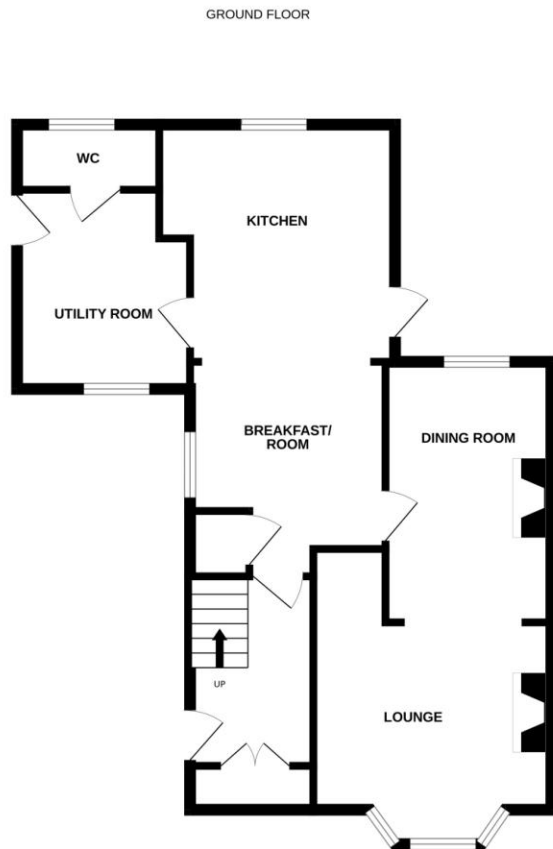
BEDROOM THREE

9' 5" x 7' 2" (2.87m x 2.18m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, large walk-in double shower enclosure with fitted shower over, tiled to all splash areas, wood effect flooring, sunken spotlighting.





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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EXTERNALLY

FRONT

Paved driveway providing ample off road parking for up to four vehicles, established tree and shrub beds, gated access to side leading to:

REAR GARDEN

Approaching 100ft in length. Initial raised composite decking seating area, generous paved patio area with outside tap, established tree and shrub borders and beds, generous planting areas ideal for growing vegetables, timber shed, timber summer house and two greenhouses.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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E: sandy@kennedyestateagents.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