



# Kennedy & Co.

6 Elder Close, Beeston

SG19 1GF

EPC: C

£325,000

- Excellent Three Bedroom Semi-Detached Village Home
- Entrance Hall With Cloakroom
- Re-Fitted Modern Kitchen
- Very Spacious 21ft x 15ft Lounge/Diner
- First Floor Family Bathroom
- En-Suite Bathroom To Master Bedroom
- Generous Enclosed Rear Garden and Front Garden
- Single Garage With Power and Light Connected





A fantastic opportunity to purchase this very well presented three bedroom semi-detached modern village home, benefitting from a very generous 21ft x 15ft lounge/diner and en-suite bathroom, situated in a desirable quiet cul-de-sac within with village of Beeston overlooking open fields to the front.

This property briefly boasts an entrance hall with modern cloakroom, very spacious 21ft x 15ft lounge/diner, re-fitted modern kitchen, modern first floor family bathroom and modern en-suite bathroom to the master bedroom.

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

Externally this superb home offers off road parking for two vehicles, single garage with power and light connected, front garden and a fully enclosed rear garden with excellent timber outbuilding with power and light connected.

This excellent home must be viewed early to avoid disappointment.

### PARTICULARS

Storm porch with composite obscure double glazed entrance door to:

### ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, coving to ceiling, communicating doors to:

### CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, laminated wood effect flooring.

### KITCHEN

10' x 7' 6" (3.05m x 2.29m) uPVC double glazed window to front elevation, re-fitted modern kitchen comprising one and half bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of soft-close base units incorporating built in stainless steel oven, built in stainless steel four burner gas hob, space and plumbing for washing machine and built in fridge/freezer with matching doors, further range of soft-close wall mounted units incorporating stainless steel extractor hood, laminated wood effect flooring, wall mounted gas boiler.

## LOUNGE/DINER

21' 9" x 15' 6" (6.63m x 4.72m) Two uPVC double glazed windows to rear elevation, uPVC double glazed French doors to rear elevation, three double panel radiators, laminated wood effect flooring, stairs rising to first floor.

## FIRST FLOOR

### LANDING

Single panel radiator, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

13' 8" x 9' 1" (4.17m x 2.77m) uPVC double glazed window to rear elevation, single panel radiator, access to loft space, door to:

## ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

## BEDROOM TWO

10' 3" x 9' 1" (3.12m x 2.77m) uPVC double glazed window to front elevation, single panel radiator.

## BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m) uPVC double glazed window to rear elevation, single panel radiator.

## BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin set into tiled unit, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Front garden mainly laid to lawn with mature hedgerow border, paved pathway to entrance door, outside tap, gated access to side leading to:





### REAR GARDEN

Fully enclosed rear garden, initial paved patio area, laid to lawn area with raised borders and beds, gated access leading to parking area, shingled pathway and personnel doors to:

### TIMBER SUMMERHOUSE

10' 9" x 7' 5" (3.28m x 2.26m) Detached timber summer house, window to front elevation, power and light connected, ideal as home office/gym etc.

### GARAGE

Up and over door, power and light connected, storage in roof eaves.

Off road parking for two vehicles in front of garage.

**COUNCIL TAX BAND** Tax band C

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

### OFFICE

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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.