



# Kennedy & Co.

1 Church Road, Everton

SG19 2JY

EPC: E

£325,000

- Delightful Three Bedroom Village Home
- **No Upward Chain**
- Sitting Room
- Dining Room
- Kitchen
- Newly Fitted Gas Radiator Central Heating
- Generous Rear Garden
- Outbuildings



A superb opportunity to purchase this three bedroom charming double fronted home, situated within a the highly sought after quiet village of Everton, occupying a generous plot directly backing on to open fields with delightful open countryside views to the rear, benefitting from off road parking, no upward chain and a larger than average rear garden.

This excellent home offers a sitting room with separate dining room, kitchen, family bathroom, and three bedrooms. Other benefits include newly installed gas to radiator central heating, and no upward chain.

Externally the property offers a shared driveway to the side and private off road parking, and a fully enclosed much larger than average rear garden backing on to open fields with delightful countryside views.

Offered with no upward chain, early viewings are advised.



Everton is a small village between the neighbouring towns of Potton, Sandy and Biggleswade. Everton has a lower school, a village public house serving food, a church and farm shop. For other local amenities, Potton hosts a range of local businesses which includes a butchers, bakers, iron mongers, public houses, restaurants doctors and dentist. Sandy and Biggleswade offer mainline rail service in to the London and the North with the nearby A1 offering routes by road.

#### **PARTICULARS**

Georgian style double glazed door to hall:

#### **HALLWAY**

Radiator. Stairs rising to the first floor.



#### **LOUNGE**

12' 2" x 10' (3.71m x 3.05m) Double glazed window to the front. Georgian cast iron fireplace. Radiator.

#### **DINING ROOM**

12' 3" x 10' 3" (3.73m x 3.12m) Gas fire in a tiled surround. Double glazed window to the front. Under stairs cupboard. Double glazed window to the rear.

#### **KITCHEN**

9' 4" x 8' 6" (2.84m x 2.59m) Stainless steel sink and drainer. Old boiler (not in use) Drawer unit and work top. Cupboards to the rear. radiator. Double glazed window to the side. Door to covered rear porch. Door to:

#### **BATHROOM**

Enamelled bath. Wall mounted wash hand basin. Heated towel rail. Frosted double glazed window to the side. Door to:

## WC

W.C. Radiator. Double glazed window to the rear.

## FIRST FLOOR

### LANDING

Double glazed window to the rear.

### BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m) Double glazed window to the front. Cast iron fireplace. Radiator.

### BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.18m) Double glazed window to the front. Cast iron fireplace. Radiator. Over stairs storage.

## BEDROOM THREE

10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to the rear. Radiator. Cupboard housing the gas boiler.

## EXTERNALLY

### FRONT

Mature cottage style garden, shared driveway to the side leading to:

### REAR GARDEN

Large mature rear garden with two timber and tin garage/sheds, plus a timber shed and garden store. Delightful views over open countryside to rear.





### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

### 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.