



Kennedy & Co.

5 West Way, Moggerhanger

MK44 3RF

EPC: C

£270,000

- Excellent Two Double Bedroom Village Home
- Entrance Hall
- Spacious 13ft Sitting Room With Bay Window
- Generous 15ft Kitchen/Diner
- Re-Fitted Modern Family Bathroom
- Enclosed Front Garden
- Larger Than Average Enclosed Rear Garden
- Sought After Village Location



A wonderful opportunity to purchase this well presented two double bedroom village home, boasting generous accommodation and ideally situated in the highly sought after village of Moggerhanger, in a quiet no through road location.

This fantastic home briefly boasts an entrance hall, spacious 13ft sitting room with bay window, generous open plan 15ft modern kitchen/diner, re-fitted modern family bathroom and two bedrooms including a generous 15ft master.

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

Externally this fine property benefits from a fully enclosed easy maintenance front garden, and larger than average well maintained enclosed rear garden.

Early viewings are strongly recommended.

PARTICULARS

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, door to:

LOUNGE

13' x 11' 9" (3.96m x 3.58m) uPVC double glazed bay window to front elevation, double panel radiator, built in under stairs storage cupboard, door to:

KITCHEN/DINER

15' 2" x 10' (4.62m x 3.05m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, single panel radiator, fitted modern kitchen comprising of one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for cooker, space for fridge/freezer, space for tumble dryer and space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating wall mounted gas combi boiler, vinyl wood effect flooring, ideal space for table and chairs.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

15' 3" x 11' 2" (4.65m x 3.4m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

11' 10" x 8' 8" (3.61m x 2.64m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, sunken spotlighting.

EXTERNALLY

FRONT

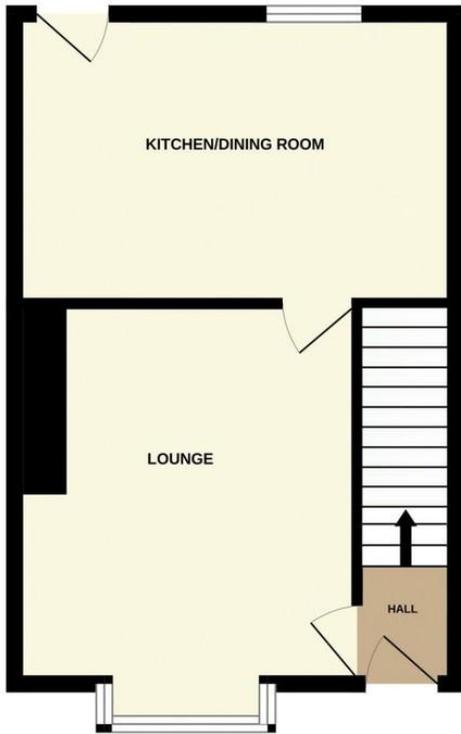
Enclosed by new timber fencing, mainly laid to shingle, pathway to side with gated access to:

REAR GARDEN

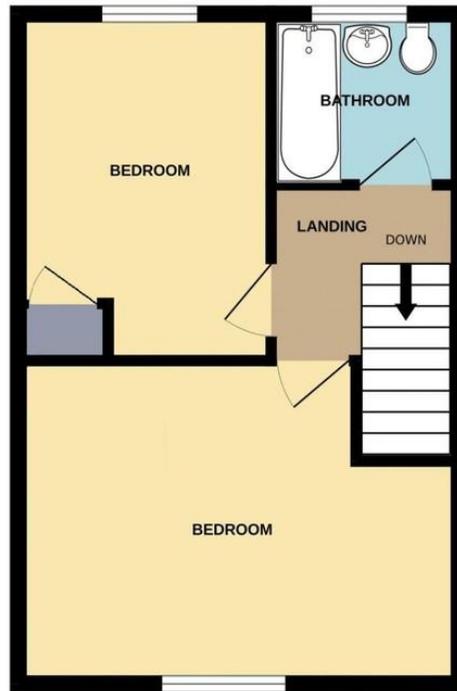
Fully enclosed rear garden, initial paved patio area with outside tap and gated access to side, mainly laid to lawn with established tree and shrub borders, timber shed.



GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

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