



Kennedy & Co.

3 Dynes Place, Moggerhanger

MK44 3RH

EPC: E * No Upward Chain! *

Offers In Excess Of £450,000

- Fully Renovated & Greatly Extended Three Bedroom Home
- Entrance Hall With Large Utility Cupboard
- Newly Fitted Cloakroom & Study
- Spacious 18ft x 16ft Sitting Room
- Newly Fitted Very Spacious 26ft x 16ft 'L' Shaped Kitchen/Diner
- Newly Fitted En-Suite To Master Bedroom
- Newly Fitted Family Bathroom
- Ample Off Road Parking For Several Vehicles



This stunning three double bedroom semi-detached village home has undergone complete renovation and has recently been greatly extended, now offering very spacious accommodation and all modern benefits such as cloakroom and en-suite, whilst occupying a very generous plot with much larger than average enclosed rear garden, and driveway providing ample off road parking for several cars.

This fine property briefly boasts a generous entrance hall with built in large utility cupboard, newly installed cloakroom, study, spacious 18ft x 16ft sitting room, fantastic 26ft x 16ft open plan 'L' shaped newly fitted kitchen/diner, newly fitted first floor family bathroom, newly fitted en-suite to the master bedroom and two further double bedrooms including a 16ft guest bedroom.

Other benefits include no upward chain, uPVC double glazing throughout, electric radiator central heating, all new internal doors and all new floor coverings.

Externally the property offers a generous plot with shingled driveway providing ample off road parking for several vehicles, and a much larger than average enclosed rear garden with extensive paved patio area and all new turf.

Offered with no upward chain, early viewings on this delightful home are strongly advised.

PARTICULARS

Newly installed composite entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation, single panel radiator, luxury vinyl wood effect flooring, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

UTILITY CUPBOARD

Spacious utility cupboard with fitted work surface, space and plumbing for washing machine, space for tumble dryer, extractor fan.

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, newly fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, luxury vinyl wood effect flooring, extractor fan.

STUDY

7' 9" x 6' (2.36m x 1.83m) uPVC double glazed window to front elevation, single panel radiator, luxury vinyl wood effect flooring.

SITTING ROOM

18' 10" x 16' (5.74m x 4.88m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, luxury vinyl wood effect flooring, door to:

KITCHEN/DINER/FAMILY ROOM

26' 4" x 16' 4" (8.03m x 4.98m) 'L' Shaped room. Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed French doors to rear elevation, two single panel radiators, newly fitted modern kitchen comprising one bowl stainless steel sink/drainage unit, wood effect work surfaces, range of soft close base units incorporating built in stainless steel double oven, built in four burner

electric hob, space and plumbing for dishwasher, space for fridge/freezer, further range of soft close wall mounted units incorporating glass curved stainless steel extractor hood, luxury vinyl wood effect flooring, sunken spotlighting, ideal area for table and chairs and space to create family relaxing area.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m) uPVC double glazed window to rear elevation, single panel radiator, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, feature heated towel rail, newly fitted three piece white suite comprising low level W.C, wash hand

basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted rain shower over, vinyl flooring, extractor fan.

BEDROOM TWO

16' 1" x 10' (4.9m x 3.05m) Two uPVC double glazed windows to front elevation, single panel radiator.

BEDROOM THREE

9' 6" x 8' 5" (2.9m x 2.57m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, feature heated towel rail, newly fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted rain shower over, tiled to all splash areas, vinyl flooring, extractor fan.





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.

EXTERNALLY

FRONT

Shingled driveway providing ample off road parking for several vehicles, established tree and shrub borders, gated access to side leading to:

REAR GARDEN

Much larger than average enclosed rear garden, extensive initial paved patio area with outside tap, outside lighting and outside power points, mainly laid to new turf, established tree and shrub borders and beds, timber shed.

COUNCIL TAX BAND Tax band C

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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