



Kennedy & Co.

11 St. Johns Road, Moggerhanger

MK44 3RJ

EPC: D

£395,000

- Delightful Three Bedroom Semi-Detached Village Home
- **No Upward Chain!**
- Entrance Hall With Re-Fitted Cloakroom
- Sitting Room & Dining Room
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Shower Room
- Large Front Garden With Driveway Providing Ample Off Road Parking
- Established Non-Overlooked Rear Garden



A wonderful opportunity to purchase this delightful and improved three bedroom semi-detached village home, situated within the a highly sought after quiet village location backing on to equestrian facilities and open fields with stunning open countryside views to the rear, benefitting from no upward chain, separate reception rooms, and a large plot with generous frontage and ample off road parking for 3-4 vehicles.

This excellent home offers an entrance hall with re-fitted cloakroom, sitting room, open plan design dining room, re-fitted modern kitchen, re-fitted modern shower room and three bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating.



Externally the property offers a very generous established front garden with mono-block driveway providing ample off road parking for 3-4 vehicles, single garage with power and light connected, and a wonderful non-overlooked established rear garden.

Offered with no chain in a desirable location, early viewings are strongly recommended.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, coving to ceiling, communicating doors to:



CLOAKROOM

uPVC obscure double glazed window to front elevation, re-fitted low level W.C with integrated wash hand basin and mixer tap over, tiled to all splash areas, tiled flooring, coving to ceiling, sunken spotlighting.

LOUNGE

13' 10" x 12' (4.22m x 3.66m) uPVC double glazed window to front elevation, feature living flame gas fireplace with marble hearth and stone effect surround, coving to ceiling, open plan design to:

DINING ROOM

11' x 9' (3.35m x 2.74m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, coving to ceiling, door to:

KITCHEN

11' x 9' 4" (3.35m x 2.84m) uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, electric plinth heater, re-fitted modern kitchen comprising one bowl stainless steel sink/drain unit, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob over, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood, built in pantry cupboard housing space for fridge/freezer, further built in storage cupboard, vinyl tiled effect flooring.

FIRST FLOOR - LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

13' 8" x 10' 3" (4.17m x 3.12m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM TWO

11' 4" x 10' 8" (3.45m x 3.25m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

10' 6" x 7' (3.2m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, built in storage cupboard.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard and drawer unit, shower enclosure with fitted

shower over, splash panelling to all splash areas, tiled flooring, sunken spotlighting.

EXTERNALLY

FRONT

Much larger than average front garden, mono-block paved driveway providing off road parking for 3-4 vehicles, mainly laid to lawn with established tree and shrub borders, gated access to:

SIDE LOBBY

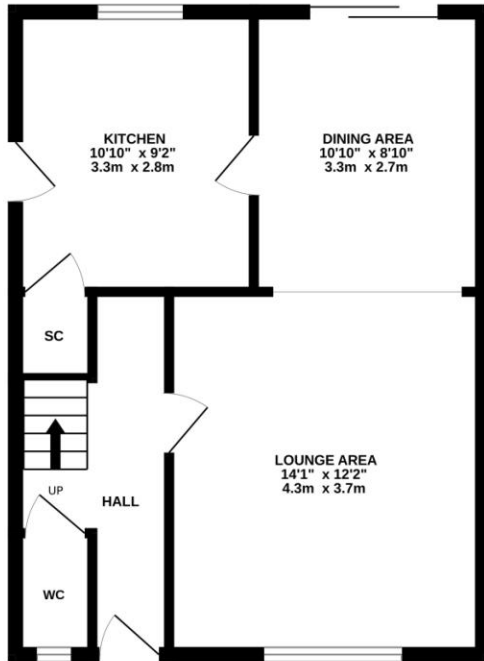
Covered walkway to garden, built in external storage cupboard, personnel door to:

GARAGE

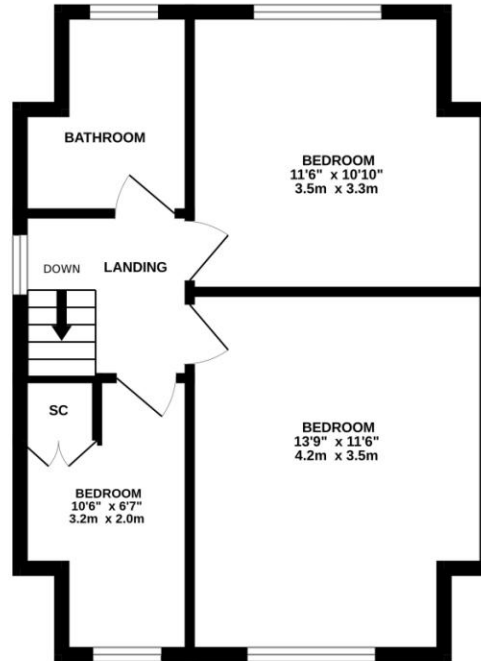
Single garage, up and over door, uPVC double glazed window to rear elevation, power and light connected.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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GARDEN

Fully enclosed non-overlooked rear garden, mainly laid to lawn with established tree and shrub borders, outside tap.

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