



# Kennedy & Co.

Roselandia, Church Street, Tempsford

SG19 2AN

EPC: TBA

£325,000

- Rarely Available Three Double Bedroom Semi-Detached Village Bungalow
- No Upward Chain!
- Spacious 14ft Lounge
- 12ft Kitchen
- Shower Room
- uPVC Double Glazed Brick Based Conservatory
- Utility Room
- Large Frontage With Driveway For 3 Vehicles
- 70ft Rear Garden



**A brilliant and very rare opportunity to purchase this very spacious three double bedroom semi-detached village bungalow, offered with no upward chain, which occupies a very generous larger than average plot with beautifully established front and rear gardens, plus driveway providing parking for three vehicles, situated within the highly sought village of Tempsford.**

**This excellent bungalow briefly boasts an entrance hall, spacious 14ft lounge, 12ft fitted kitchen, uPVC double glazed brick based conservatory, shower room, utility room and three double bedrooms.**

**The property also benefits from no upward chain, uPVC double glazing throughout, and oil fired radiator central heating.**

**Externally the bungalow occupies a very generous plot with established large frontage including gardens and driveway for three vehicles, plus a beautifully established enclosed rear garden in excess of 70ft in length.**

**This excellent bungalow must be viewed early to avoid disappointment.**

### **PARTICULARS**

uPVC double glazed entrance door to:

### **ENTRANCE HALL**

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

### **LOUNGE**

14' 8" x 10' 10" (4.47m x 3.3m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, coving to ceiling.

### **KITCHEN**

12' 2" x 8' 10" (3.71m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, fitted work surfaces, range of base units incorporating built in double oven, built in electric hob, space and plumbing for washing machine, space for fridge, space for freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, tiled flooring, coving to ceiling, door to:

### **BEDROOM THREE**

14' 8" x 8' (4.47m x 2.44m) uPVC double glazed window to front elevation, double panel radiator, door to:

### **UTILITY ROOM/REAR LOBBY**

11' 1" x 5' 4" (3.38m x 1.63m) uPVC double glazed window to rear elevation, and uPVC double glazed doors to both front and rear elevations, single panel radiator, built in storage cupboards, hidden oil fired boiler.

### **MASTER BEDROOM**

9' 1" x 8' 10" (2.77m x 2.69m) uPVC double glazed window to front elevation, single panel radiator, range of built in bedroom furniture, coving to ceiling.

### **BEDROOM TWO**

11' 1" x 11' (3.38m x 3.35m) uPVC double glazed window to rear elevation, double panel radiator, laminated wood effect flooring, built in airing cupboard housing hot water cylinder, coving to ceiling, uPVC double glazed door to:

### **CONSERVATORY**

10' 8" x 7' 4" (3.25m x 2.24m) uPVC double glazed brick based conservatory, sliding doors to garden, double panel radiator, laminated wood effect flooring, power points.

### **SHOWER ROOM**

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, coving to ceiling, extractor fan.

### **EXTERNALLY**

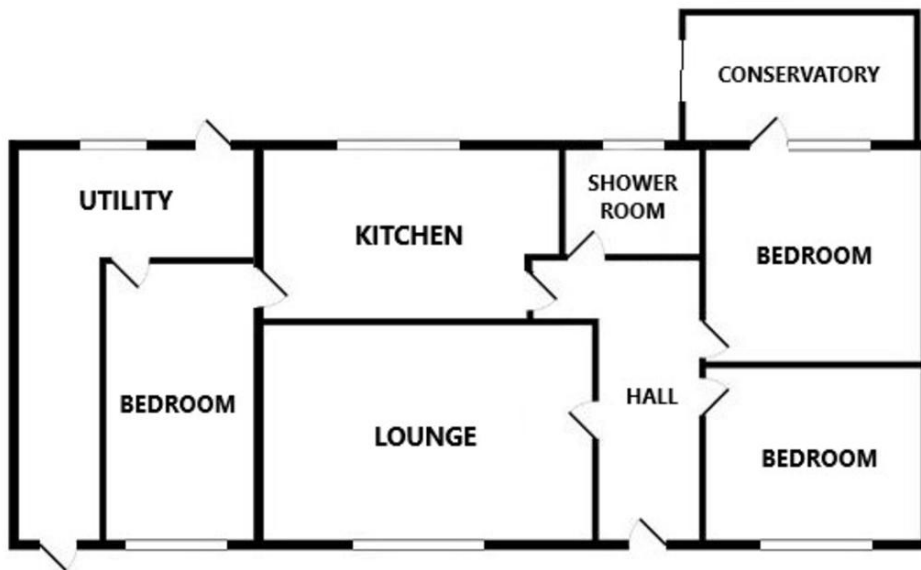
#### **FRONT**

Generous established front garden, mainly laid to lawn with mature trees and shrubs, mono-block paved and tarmac driveway providing off road parking for three vehicles.

#### **REAR GARDEN**

In excess of 70ft in length. Superb fully enclosed established rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders and beds, raised fish pond, hidden oil tank, two timber sheds and greenhouse.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

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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.