



**Kennedy
& Co.**

55 Nightingale Road, Great Barford

MK44 3FG

EPC: B

£550,000

- Fantastic Substantial Five Bedroom Detached Village Home
- Backing On To Open Fields With Stunning Countryside Views
- Entrance Hall With Cloakroom
- Spacious 20ft Sitting Room
- Superb 27ft x 12ft Open Plan Kitchen/Diner
- Master Bedroom With Dressing Room & En-Suite
- Family Bathroom
- Enclosed Rear Garden



A fantastic opportunity to purchase this very spacious and versatile five bedroom three storey detached village home, situated within the highly sought after village of Great Barford on an enviable elevated position directly backing on to open fields with stunning open countryside views, benefitting from very spacious accommodation over three floors.

This excellent home offers a generous entrance hall with modern cloakroom, spacious 20ft sitting room, wonderful 27ft x 12ft open plan kitchen/diner with bi-folding doors to the rear, first floor family bathroom, master bedroom suite with dressing room and en-suite shower room, plus two further bedrooms on the first floor and two generous double bedrooms on the second floor.

Other benefits include uPVC double glazing throughout, gas to radiator central heating, and the

remaining 5-6 years of the NHBC (new build guarantee).

Externally the property boasts a delightful elevated position with generous front garden, driveway providing off road parking for three vehicles, detached garage with power and light connected, and an enclosed rear garden backing on to open fields with delightful countryside views.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Under floor heating, stairs rising to first floor, sunken spotlighting, built in storage cupboard housing gas boiler, communicating doors to:

CLOAKROOM

Modern fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

SITTING ROOM

20' x 9' 5" (6.1m x 2.87m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, under floor heating, built in feature electric flame effect fire.

KITCHEN/DINER

27' 8" x 12' 3" (8.43m x 3.73m) Triple aspect room, uPVC double glazed windows to both front and side elevations, plus uPVC double glazed bi-folding doors to rear elevation and uPVC double glazed skylight window, under floor heating, modern fitted kitchen comprising one and a half bowl ceramic sink unit with mixer tap over, solid Quartz work surfaces with

integrated drainer, range of base units incorporating built in washing machine and built in dishwasher with matching doors, built in four burner induction hob, built in stainless steel oven and built in stainless steel microwave oven, built in wine cooler, space for American style fridge/freezer, further range of wall mounted units incorporating fitted extractor hood, ideal space for table and chairs, tiled flooring, sunken spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, communicating doors to:

MASTER BEDROOM

11' 7" x 11' 4" (3.53m x 3.45m) uPVC double glazed window to front elevation, single panel radiator, open plan design to:

DRESSING ROOM

8' 1" x 6' 10" (2.46m x 2.08m) Sunken spotlighting, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern 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 shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM FOUR

13' 1" x 9' 5" (3.99m x 2.87m) (Max measurements) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FIVE

10' 2" x 6' 6" (3.1m x 1.98m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

SECOND FLOOR

LANDING

uPVC double glazed Velux style window, two built in storage cupboards, communicating doors to:

BEDROOM TWO

12' 3" x 9' 6" (3.73m x 2.9m) uPVC double glazed window to front elevation and uPVC double glazed Velux style window, single panel radiator.





BEDROOM THREE

9' 6" x 9' 5" (2.9m x 2.87m) uPVC double glazed window to front elevation and uPVC double glazed Velux style window, single panel radiator.

EXTERNALLY

FRONT

Generous front garden, mainly laid to lawn with tree and shrub beds, paved pathway to entrance door, driveway to side providing off road parking for three vehicles with gated access to:

REAR GARDEN

Fully enclosed rear garden, mainly laid to lawn with initial paved patio area, outside tap and outside power points, superb open countryside views to rear, personnel door to:

DETACHED GARAGE

Up and over door, power and light connected.

AGENTS NOTE

This property is subject to a maintenance charge of approximately £300 per annum.

COUNCIL TAX BAND Tax band F

TENURE Freehold

LOCAL AUTHORITY Bedford Borough Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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.