



Kennedy
&co.

Church Lane

Wrestlingworth

SG19 2EU

Asking Price Of £425,000

Re-fitted kitchen

Split level lounge/dining
room

Boot room

Large hallway

Shower room

Cloakroom

Large garden

Garage



PARTICULARS

uPVC double glazed door with obscure panel to the side leading to:

HALLWAY

Double glazed obscure window to the side. Radiator. Door to:

CLOAKROOM

Wall mounted wash hand basin, W.C. Radiator, double glazed obscure window to the side.

INNER HALLWAY

Large space possibly for home office. Doors leading to shower room, kitchen and:



LOUNGE/DINING ROOM

19' 7" x 13' 6" (5.97m x 4.11m) A split level room with double glazed patio doors and windows overlooking the garden. Four radiators. Door to:

BEDROOM TWO

11' 6" x 11' 2" (3.51m x 3.4m) Double glazed window to the rear. Radiator.

KITCHEN

11' 5" x 8' 3" (3.48m x 2.51 m) Re-fitted over recent years providing a good range of high gloss base and wall mounted units with granite work top surfaces and matching upstands. Stainless steel sink and drainer. Neff oven and hob with extractor over. Integral washing machine and fridge/freezer, dishwasher. Glass display shelving. Recessed lighting. Double glazed window to the front.



BEDROOM THREE

11' 5" x 9' 4" (3.48m x 2.84m) Double glazed window to the front. Radiator. Airing cupboard housing the hot water cylinder tank.

SHOWER ROOM

Corner shower unit, vanity unit housing the wash hand basin. W.C. Fully tiled. Obscure double glazed window to the front. Recessed lighting.

BOOT ROOM

9' 1" x 6' 9" (2.77m x 2.06m) From the hallway. Double glazed window and door (with cat flap) to the garden. Radiator. Storage cupboard.

BEDROOM ONE

17' 9" x 12' 3" (5.41m x 3.73m) Fitted wardrobe.
Double glazed window overlooking the rear garden.
Radiator.

BEDROOM FOUR

13' x 8' 9" (3.96m x 2.67m) Fitted bedroom furniture.
Double glazed window to the front. Radiator.

EXTERNALLY

Rear garden - Mature Garden with trees, shrubs, lawn area and patio area. Large timber shed. Oil tank.

Garage - A good size garage being 16'9" x 7'8"
Personal timber door with glazed panel to the rear.
Power, light and water connected. Grant vortex boiler.
Up and over front door.

Front garden - Laid to lawn with shrubbery, driveway for two vehicles.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.