



27 Eagle Way | Harrold | MK43 7EW



Matthew
Nicholas



Offers In Excess Of £299,995

A well-proportioned three bedroom family house in this sought after village providing versatile living space over two floors with a delightful south facing garden and garage in block. The property is offered in excellent order and boasts a gas fired radiator heating system, double glazing and is also fortunate in being in the catchment for Sharnbrook school. The accommodation briefly comprises of an entrance hall, guest cloakroom/WC, sitting/dining room and a kitchen. The first floor landing leads to a master bedroom with ensuite, two further bedrooms and a family bathroom. Viewing advised.

- Superb North Beds village location
- Well presented
- Landscaped gardens
- Cul-de-sac position close to village centre
- Guest WC, family bathroom and ensuite
- Garage in block

Part glazed composite door leading from the storm porch to the

Entrance Hall

Radiator, staircase to the first floor, LVT flooring, doors to the sitting room and

Guest WC

Fitted with a two piece suite comprising a low level WC and wash hand basin, tiled splash areas, radiator, obscured window to the front.

Sitting Room

13'5" x 13'6" (4.11 x 4.13)

French doors to the rear garden, two radiators, TV point, understairs store, coving, arch to the

Dining Room

9'3" x 8'11" (2.83 x 2.73)

Window to the rear, radiator, coving, door to the

Kitchen

9'5" x 8'0" (2.88 x 2.44)

Fitted with a range of base and eye level units with worksurfaces above. inset stainless steel sink with mixer tap, stainless steel gas hob with electric oven below and extractor above space and plumbing for washing machine and space for fridge freezer. Tiled splash areas, kickboard heater, window to the front.

First Floor Landing

Window to front, radiator, loft access hatch. Doors to all bedrooms, bathroom and the airing cupboard.

Bedroom One

9'4" x 9'3" (2.87 x 2.84)

Window to rear, radiator, range of built in bedroom furniture. Door to the

Ensuite

4'5" x 6'10" (1.36 x 2.10)

Fitted with a three piece suite comprising a low level WC, wash hand basin and tiled shower cubicle with concertina door. Tiled splash areas, shaver point, radiator, obscured window to the rear.

Bedroom Two

10'8" x 9'11" (3.27 x 3.03)

Window to rear, radiator, built in wardrobes.

Bedroom Three

6'2" x 7'5" (1.88 x 2.27)

Window to front, radiator.

Bathroom

Fitted with a three piece suite comprising a low level WC, wash hand basin and bath. Tiled splash areas, shaver point, radiator, obscured window to the front.

Outside

The property enjoys a low maintenance frontage laid to shingle with inset planting. Paved path top the front door. A shared driveway exists to the side providing parking for one car outside the garage and access to the rear garden gate.

Rear Garden

A delightful garden with extensive planting to all sides centring on a shaped paved seating/central area with further inset planting. Range of shrubs, small trees and seasonal planting and enjoying a southerly aspect. Fully fence enclosed.

Garage

8'10" x 16'8" (2.71 x 5.09)

Up and over door with power/light.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

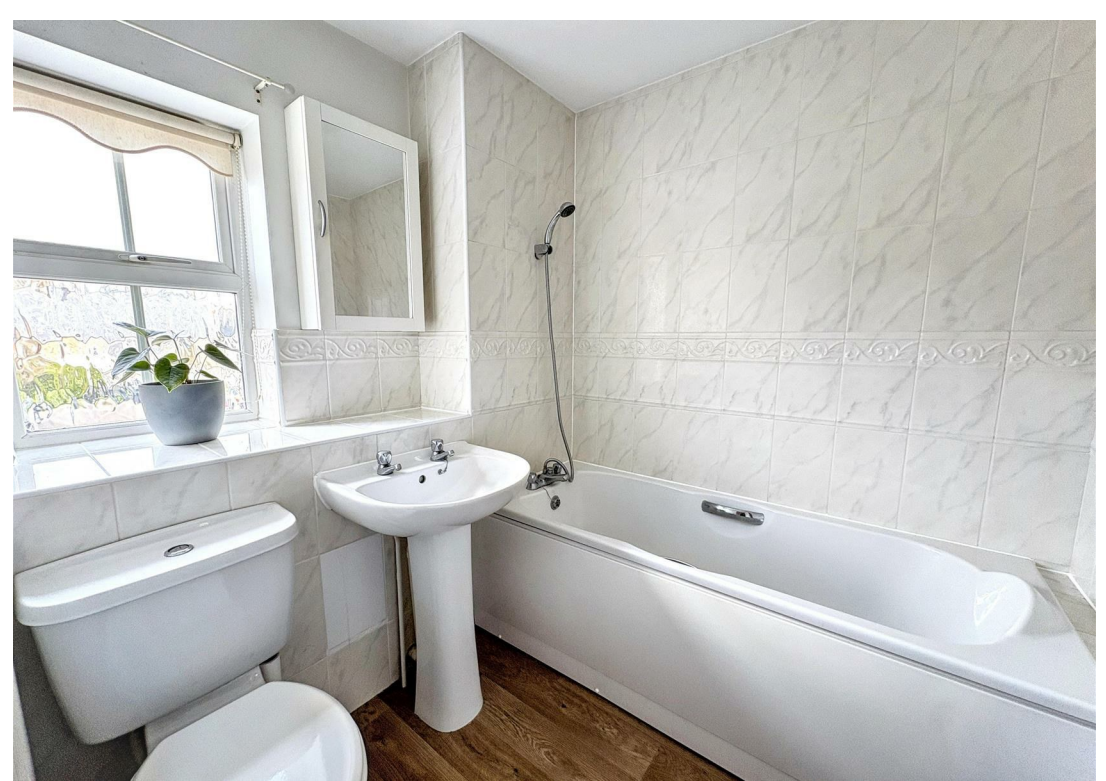
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

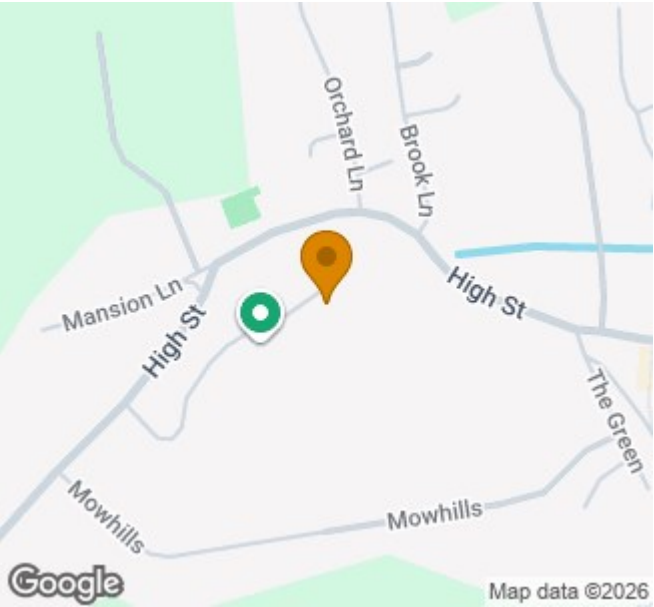
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information



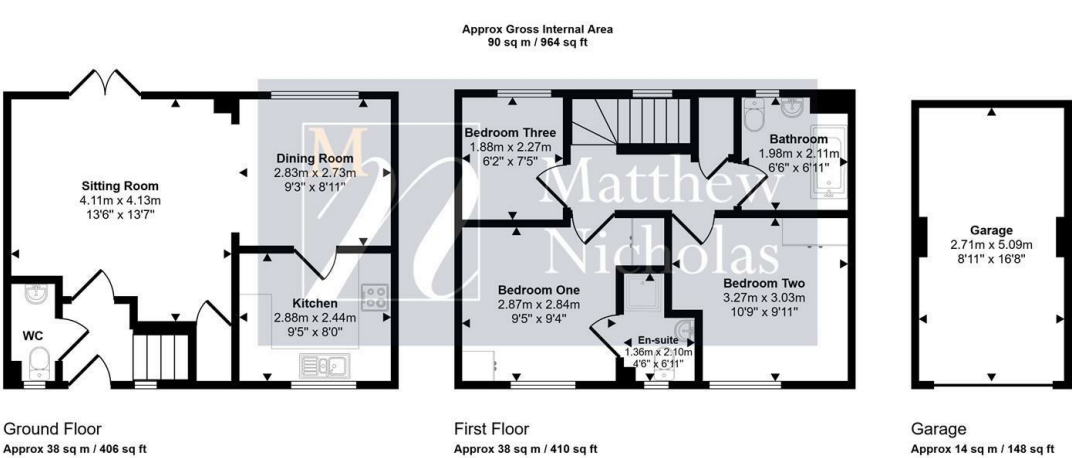
Local Authority: Bedford Borough Council

Tax Band: C

Floor Area: 964.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

