



Rookery Road, Wyboston, MK44 3AF  
Offers over £360,000



LATCHAM  
DOWLING

ESTATE AGENTS

\*\*\*EXTENDED THREE BEDROOM LINK DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT POSITION WITHIN THIS NON ESTATE VILLAGE LOCATION\*\*\*

This lovely home has been completely refurbished and modernised by the current owners and now offers a STUNNING open plan kitchen/ dining room with French doors opening directly out to the large rear garden, a separate living room, an extremely versatile office/ study and a ground floor cloakroom. On the first floor, there are three well proportioned bedrooms and a gorgeous re-fitted bathroom.

Additional improvements made recently are an oil fired central heating system, replacement double glazed windows and doors, a separate utility/ store room (accessed from the rear garden) and landscaping of the generous rear garden to provide ample entertaining areas and lawns.

The front of the property offers a driveway and shingle parking for two cars.

Viewing is essential to appreciate this wonderful family home!!

Entrance Via

Entrance Hall

9'6 x 5'10 (2.90m x 1.78m)

Study/ Office

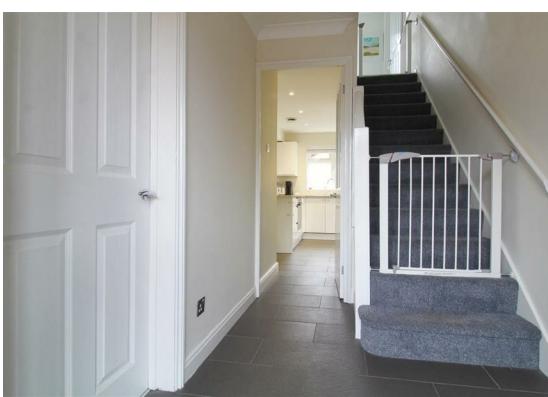
8'7 x 8'7 (2.62m x 2.62m)

Cloakroom

5'4 x 2'7 (1.63m x 0.79m)

Living Room

12'0 x 10'6 (3.66m x 3.20m)





**Kitchen/ Dining Room**  
16'10 x 11'5 (5.13m x 3.48m)



**First Floor Landing**  
9'3 x 6'9 (2.82m x 2.06m)

**Bedroom One**  
13'3 x 9'10 (4.04m x 3.00m)

**Bedroom Two**  
10'6 x 9'9 (3.20m x 2.97m)

**Bedroom Three**  
8'10 max x 6'9 (2.69m max x 2.06m)

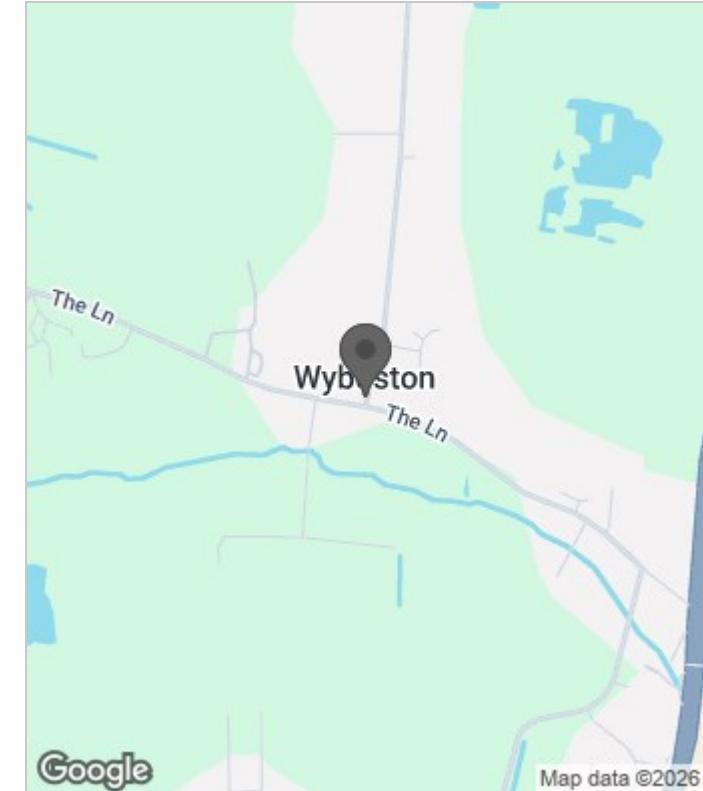
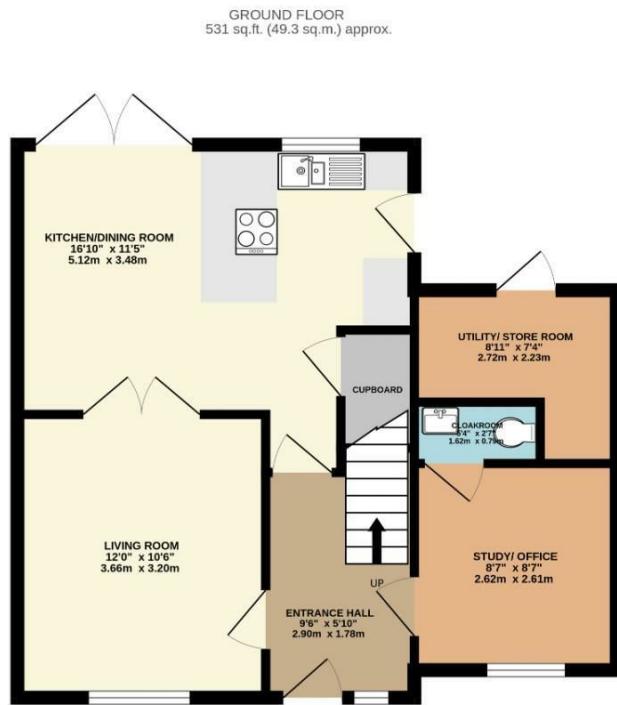
**Bathroom**  
6'9 x 5'7 (2.06m x 1.70m)

**Utility/ Store**  
8'11 max x 7'4 max (2.72m max x 2.24m max)

**Rear Garden**

**Front Of Property**





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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