



**Kennedy
& Foster**

50 Manor Road
Marston Moretaine
MK43 0NW
£290,000

- THREE BEDROOMS
- CLOAKROOM
- L SHAPE LOUNGE/DINER
- AMPLE STORAGE THROUGHOUT
- REFITTED SHOWER ROOM
- DOUBLE GLAZING
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN



A well proportioned three bedroom home offering ample storage, throughout and occupying an attractive plot close to open fields. Benefitting from a large cloakroom, L shape lounge/diner, refitted shower room. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO

ENTRANCE HALL

Two built in cupboards, dog legged stairs rising to first floor accommodation. Archway to lounge. Panelled doors to:

CLOAKROOM

7' 7" x 5' 0" (2.31m x 1.52m) Frosted uPVC double glazed window panel to front aspect, close coupled WC, wash hand basin with cupboard under, tiled splash back, wall mounted radiator, spotlights to ceiling.

KITCHEN

10' 3" x 8' 2" (3.12m x 2.49m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with work surface over, tiled splash back, 1 1/2 bowl sink and drainer unit, built in double oven, electric hob with extractor over, space for washing machine and fridge/freezer, wall mounted radiator.

LOUNGE/DINER

19' 8" x 9' 5" plus 7' 10" x 6' 3" (5.99m x 2.87m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling with spotlights. Glazed door to:

REAR PORCH

6' 10" x 5' 2" (2.08m x 1.57m) Frosted uPVC double glazed door to garden, space for washing machine.

FIRST FLOOR LANDING

Exposed floorboards, built in cupboard housing combi boiler and linen shelving. Doors to:

BEDROOM

13' 5" x 9' 8" (4.09m x 2.95m) uPVC double glazed window to rear aspect, picture rail, spotlights to ceiling, wall mounted radiator, built in cupboard with shelves.

BEDROOM

9' 11" x 9' 8" (3.02m x 2.95m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard with hanging rail.

BEDROOM

9' 8" x 7' 9" (2.95m x 2.36m) uPVC double glazed window to front aspect, wall mounted radiator built in cupboard.

BATHROOM

Frosted uPVC double glazed window to front aspect, refitted suite comprising of a walk in shower, close coupled WC, pedestal mounted wash hand basin, metro style splash back to shower, wall mounted heated towel rail, tiled floor, spotlight to ceiling.

FRONT

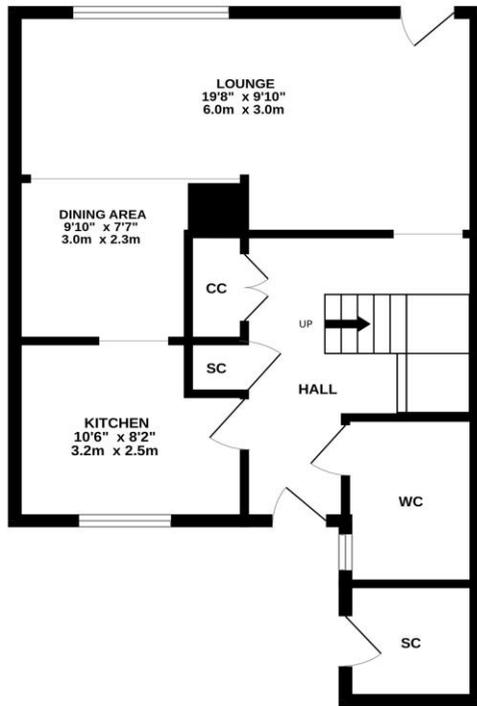
Garden mainly comprising paved patio, lawn and pathed areas, enclosed by timber panel fencing with gated access to rear.

REAR GARDEN

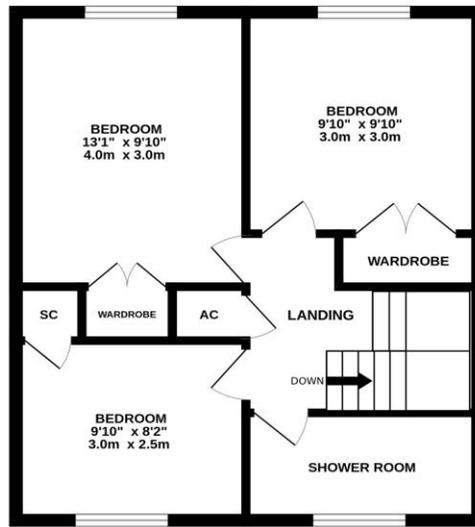
Built in store cupboard with power and light, front garden mainly laid to shingle with path to front door.



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.