



Kennedy
& co.

High Street

Wrestlingworth

SG19 2EJ

Asking Price Of £329,500

Immaculately Presented
Two Bedroom Victorian
Cottage

Modern Re-fitted Kitchen
With Solid Oak Surfaces &
Rangemaster

Separate Dining Area

Spacious & Modern Re-
fitted Bathroom

Beautiful Open Field Views
From The Rear

Large Gardens

Summer House



A beautifully maintained two bedroom Victorian cottage, enjoying stunning open field views to the rear and situated in a quiet, sought after location. This charming home offers an inviting lounge featuring a working Victorian style fireplace. A separate dining area and a modern farmhouse style re-fitted kitchen featuring solid oak work surfaces and a Rangemaster cooker. Upstairs, the property offers two well proportioned bedrooms and a spacious, modern re-fitted bathroom finished to a high standard.

Externally, the cottage enjoys a larger than average, well maintained and private front garden, enclosed by wrought iron railings and planted with a variety of mature shrubs, fruit trees and herb gardens with a lovely brook flowing through. There is also a summer house with power and light, providing a versatile space

for a home office or studio. To the rear, the garden is easy maintenance with decking which backs onto beautiful open countryside, offering far reaching views. In addition, there is a carport and further off road parking for two vehicles.

An great opportunity to purchase a character home with modern amenities in an lovely setting, early viewing is highly recommended.

Reclaimed Victorian front door leading to:

LOUNGE

11' 6" x 11' (3.51m x 3.35m) Victorian cast iron working fireplace with hearth. Double glazed sash window to the front with oak windowsill. Slate tiled flooring. Built in cupboard housing the electric meter. Arch recess. Double doors to:

DINING AREA

11' 5" x 8' 9" (3.48m x 2.67m) Cast iron radiator. Slate tiled flooring. Stairs to the first floor. Ceiling spotlights. Through to:

KITCHEN

9' 8" x 9' 12" (2.95m x 3.05m) Range of base and wall mounted units with solid oak work surfaces, incorporating a farmhouse sink with extendable hose tap. Tiled splash backs. Rangemaster 5 ring cooker. Dual fuel LPG gas for hob and electric oven and grill with extractor fan with stainless steel splashback. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Storage space. Slate tiled flooring. 2 Triple glazed windows and French doors to the rear. Cast iron radiator.

LANDING

Reclaimed parquet flooring. Access to insulated and boarded loft. Spot lighting. Built in cupboard housing Worcester Bosch combi boiler.

BEDROOM ONE

11' 7" x 11' 2" (3.53m x 3.4m) Oak door with Victorian glass handle. Reclaimed parquet flooring. Double glazed sash window with oak windowsill. Cast iron radiator.

BATHROOM

8' 10" x 5' 11" (2.69m x 1.8m) Oak internal door with Victorian glass handle. Fully tiled with white suite with tiled panelled cast iron bath with hand held shower with rainfall shower over. Column radiator with heated towel rail. Vanity wash hand basin and concealed

cistern set in vanity. Vanity mirror with light. Wall mounted shaver point. Ceiling spotighting. Travertine tiled flooring.

BEDROOM TWO

9' 9" x 9' (2.97m x 2.74m) Built in desk and shelving. Triple glazed window to the rear with open field views. Built in mirrored wardrobes. High skirting boards. Cast iron radiator. Oak door with Victorian Glass handle.

EXTERNALLY

Front garden: Larger than average garden. Enclosed with wrought iron railings. Gate leading to lawn. Well established garden beds. A variety of fruit trees. Herb gardens. Shrubs and flowers. Part panelled fence surround. Paved area with 2 summer houses with light and power. Brook that flows through the garden. Gate leading to the car port.

Car port: Driveway leading to covered car port providing parking for 2/3 cars. Security lighting and power. Water tap.

Rear garden: Low maintenance decking with outdoor furniture and LPG store. Panelled fence surround. Shared access. Outside tap. Beautiful views overlooking the fields.



**COUNCIL TAX BAND**

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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 potential buyers/tenants are advised to recheck the measurements