



**Kennedy**  
*& co.*

Alexander Road

Wrestlingworth

SG19 2EL

Asking Price Of £420,000

- Fully refurbished
- Large kitchen/dining room
- Utility room
- Large Lounge
- Three bedrooms
- En-suite
- Family bathroom
- Rear garden



We are delighted to have for sale and without doubt one of the best renovated three bedroom semi detached homes in Wrestlingworth. The property has been fully refurbished and extended to the front and rear providing versatile accommodation throughout whilst still retaining a good sized garden with a timber and brick workshop. Off road parking to the front. The refurbishment includes: new double glazed windows, new electrics, kitchen, utility and bathrooms, low energy electric heating plus many more.

Wrestlingworth is a small village within easy reach of Cambridge, the A1 and close to the mainline rail network at Sandy or Biggleswade. The village itself has a good community feel, has a good lower school, church, excellent public house, hairdressers and many social events and clubs.

#### PARTICULARS

Large storm porch with composite part glazed door to:

#### RECEPTION HALL

Stairs rising to the first floor. Smoke detector. Low energy electric radiator.

#### BATHROOM

New three piece suite comprising: Bath with hand held shower. Vanity unit housing the wash hand basin. W.C. Obscure double glazed window to the front and side. Heated towel rail.

#### LOUNGE

16' 9" x 10' 5" (5.11m x 3.18m) Double glazed window to the front. Low energy electric radiator. Through to:

#### KITCHEN/DINING ROOM

21' 8" x 18' 7" narrowing to 9' (6.6m x 5.66m) Open plan leading to the 'L' shaped kitchen.

New, fully fitted kitchen with base and wall mounted units, ample timber work top surfaces with splash guard surround. Stainless steel sink and drainer. Hob with extractor over, Built in oven and separate grill.

Large American style fridge/freezer. Integrated dishwasher and wine cooler. Three Velux windows, double glazed window and patio doors onto the rear garden. Large understairs storage cupboard.

#### UTILITY ROOM

9' x 4' (2.74m x 1.22m) Base and wall mounted units. Space and plumbing for washing machine. Space for tumble dryer. Double glazed to the side.

## LANDING

Double glazed window to the rear.

## BEDROOM ONE

17' 8" x 9' 8" narrowing to 5'10 (5.38m x 2.95m) Fitted wardrobes. Double glazed window to the front and rear. Two low energy radiators. Views across open fields.

## ENSUITE

Large walk in shower with rain and hand held shower fitment. Vanity unit housing the wash hand basin. W.C. Extractor and wall mounted heated towel rail.

## BEDROOM TWO

10' 9" x 7' 3" (3.28m x 2.21m) Double glazed window to

the front. Low energy electric radiator.

Large airing cupboard with new pressurised cylinder tank. Views across open fields.

## BEDROOM THREE

9' 4" x 7' 6" (2.84m x 2.29m) Double glazed window to the rear. Low energy electric radiator.

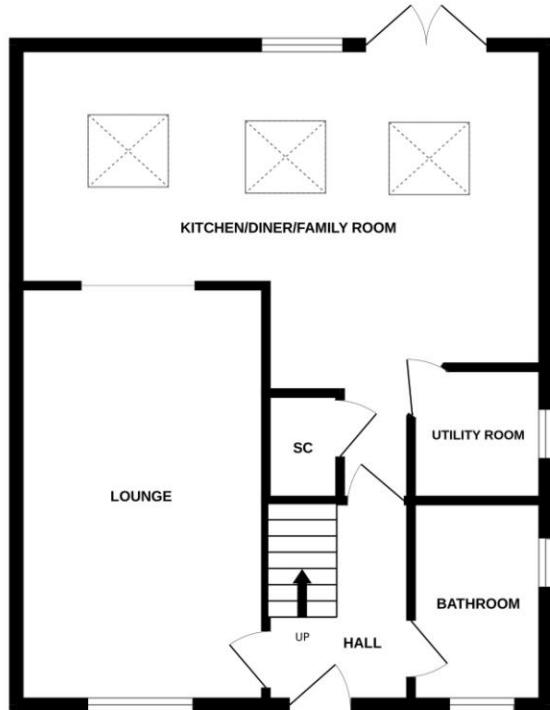
## EXTERNALLY

Rear garden: Lawn area with large patio area. Brick shed and timber outbuilding/workshop with power and lighting. Outside cold water tap. Gated access to the side.

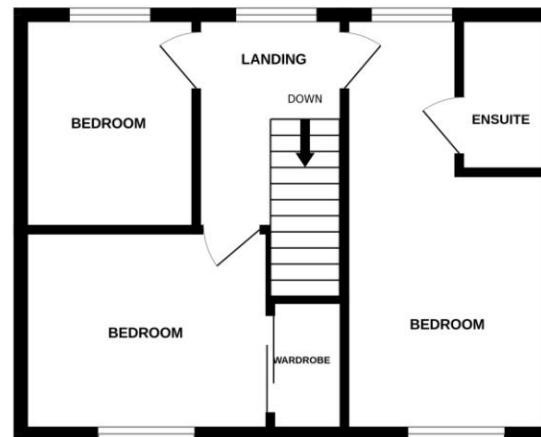
Front: Parking to the front for two plus vehicles.



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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

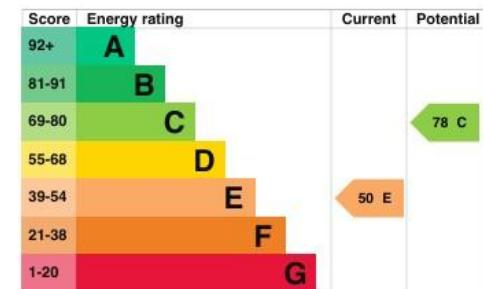
Tax band C

#### TENURE

Freehold

#### LOCAL AUTHORITY

Central Bedfordshire Council



#### OFFICE

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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 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