



# Kennedy & Co.

Dynes Place, Moggerhanger

MK44 3RH

EPC: C

O.I.E.O £300,000

- Very Spacious Semi-Detached Village Home
- Two Large Double Bedrooms
- Generous 16ft Lounge
- Excellent 17ft x 12ft 'L' Shaped Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Larger Than Average 90ft Rear Garden
- Front Garden With Potential For Parking
- Insulated Home Office With Power & Light



**This fantastic two double bedroom semi-detached village home has undergone many recent improvements including new kitchen and new bathroom, now offering very spacious accommodation whilst occupying a very generous plot with much larger than average 90ft enclosed rear garden, and superb stunning open countryside views to the rear.**

**This fine property briefly boasts an entrance hall, spacious 16ft sitting room, fantastic 17ft x 12ft 'L' shaped re-fitted modern kitchen/breakfast room, re-fitted modern first floor family bathroom, and two large double bedrooms.**

**Other benefits include uPVC double glazing throughout, and gas to radiator central heating with replaced combination boiler.**

**Externally the property offers a front garden with potential for parking, much larger than average enclosed rear garden approaching 90ft in length, and a superb fully insulated garden room/home office with power and light connected.**

**Early viewings on this delightful home are strongly advised.**

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

Double panel radiator, stairs rising to first floor, tiled wood effect flooring, coving to ceiling, communicating doors to:

### **KITCHEN/BREAKFAST ROOM**

17' 7" x 12' (5.36m x 3.66m) 'L' Shaped. uPVC double glazed window to front elevation and uPVC double glazed door to rear elevation, double panel radiator, re-fitted modern kitchen comprising one and a half bowl ceramic sink/drain unit with mixer tap over, wood effect work surfaces, range of base units incorporating 1000mm cooker range, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, further range of wall mounted units incorporating 1000mm extractor hood and hidden wall mounted gas combi boiler, built in breakfast bar with matching work surface, continued wood effect tiled flooring.

### **SITTING ROOM**

16' 8" x 10' 3" (5.08m x 3.12m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, laminated wood effect flooring, coving to ceiling.

## FIRST FLOOR

### LANDING

uPVC double glazed window to front elevation, single panel radiator, access to loft space, coving to ceiling, communicating doors to:

### MASTER BEDROOM

13' 6" x 9' 3" (4.11m x 2.82m) uPVC double glazed window to rear elevation, single panel radiator, built in wardrobe, original wooden flooring.

### BEDROOM TWO

10' 8" x 10' 4" (3.25m x 3.15m) uPVC double glazed window to rear elevation, single panel radiator, built in wardrobe.

## BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted shower over, built in storage cupboard, tiled to all splash areas, tiled flooring.

## EXTERNALLY

### FRONT

Small shingled area providing potential vehicle parking for one small car, mature tree and shrub beds, outside tap, gated access to side leading to:

## REAR GARDEN

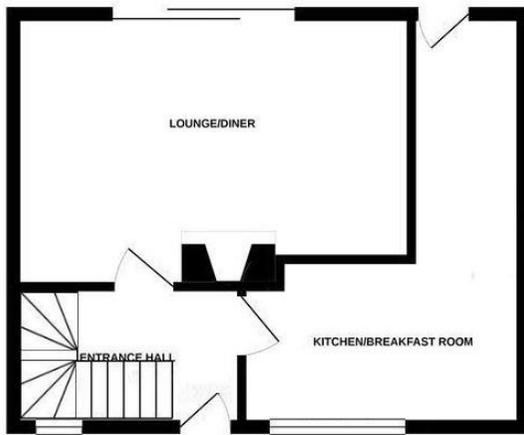
Very generous enclosed rear garden approaching 90ft in length, initial paved patio area with outside power points, mainly laid to lawn with mature tree and shrub borders and beds, two timber stores, personnel door to:

### HOME OFFICE/GARDEN ROOM

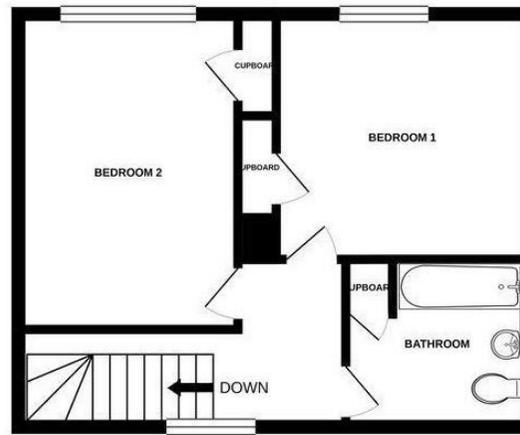
9' 5" x 7' 8" (2.87m x 2.34m) Detached timber garden room currently used as a home office, double glazed windows to front and side elevations, fully insulated and decorated, power and light connected, laminated wood effect flooring.



GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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.

### 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 and 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