



**Kennedy
& Co.**

51 Hare Meadow, Great Barford

MK44 3ES

EPC: B

Shared Ownership £123,750

- Two Double Bedrooms
- Modern Semi-Detached Home
- Modern Fitted Kitchen
- Modern Cloakroom
- Spacious 15ft x 14ft 'L' Shaped Lounge/Diner
- Modern Family Bathroom
- Two 14ft Double Bedrooms
- Off Road Parking For Two Cars



Offered on a shared ownership scheme, this is a fantastic opportunity to purchase a rarely available and very well presented two double bedroom semi-detached modern village home, benefitting from off road parking and delightful countryside views to the rear, situated in a highly sought after quiet village location.

This property briefly boasts an entrance hall with modern fitted cloakroom, spacious 15ft x 14ft 'L' shaped lounge/diner, modern fitted kitchen, modern fitted first floor bathroom and two 14ft double bedrooms.

The property also benefits from uPVC double glazing throughout, gas to radiator central heating with combi boiler and solar panelling to help towards energy costs.

Externally this fine home offers allocated off road parking for two vehicles, and a fully enclosed well maintained rear garden backing on to open fields.

This ideal first time buy must be viewed early to avoid disappointment.

PARTICULARS

Composite obscure entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, further built in storage cupboard, laminated wood effect flooring, communicating doors to:

CLOAKROOM

Single panel radiator, modern fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, laminated wood effect flooring, extractor fan.

KITCHEN

11' 1" x 7' 8" (3.38m x 2.34m) uPVC double glazed window to front elevation, fitted modern kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, wood effect work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, built in stainless steel oven with built in stainless steel four burner gas hob over, further range of wall mounted units incorporating fitted stainless steel extractor hood, hidden wall mounted gas combination boiler, laminated wood effect flooring.

LOUNGE/DINER

15' x 14' 3" (4.57m x 4.34m) 'L' shaped, uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, two single panel radiators.

FIRST FLOOR

LANDING

Access to loft space, two built in storage cupboards, communicating doors to:

MASTER BEDROOM

14' 3" x 10' 2" (4.34m x 3.1m) Two uPVC double glazed windows to front elevation, single panel radiator.

BEDROOM TWO

14' 3" x 8' 4" (4.34m x 2.54m) uPVC double glazed window to rear elevation, double panel radiator.

BATHROOM

Single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, laminated wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Shingled area with bin store, allocated off road parking for two vehicles, paved pathway to side with gated access to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, timber shed.

AGENTS NOTE

This property is being sold under a shared ownership scheme and the costs are as follows:

45% Share - £123,750

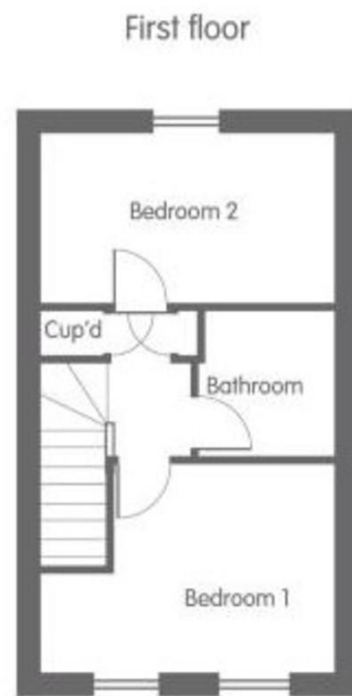
Weekly Rent - £87.24

Weekly Service Charge - £17.68

Length of Lease - 120 Years

Higher shares can be purchased as part of the sales process, and the rent will be reduced accordingly.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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