



Kennedy & Co.

Camkyl, Church Street, Tempsford
SG19 2AN

EPC: E

£340,000

- Two/Three Double Bedroom
- Dining Room/Bedroom 3
- Detached Home With Stunning Open Field Views
- Fantastic 22ft x 14ft Lounge With Wood Burner
- Highly Sought After Village Location
- Family Bathroom
- Cloakroom
- Two 15ft First Floor Bedrooms
- Fitted Kitchen
- Garage & Driveway



A wonderful opportunity to purchase this individually built two/three double bedroom detached village home, situated within the highly sought after village of Tempsford, overlooking open fields to the front with stunning countryside views, benefitting from off road parking for two/three vehicles, and a garage with power & light connected.

This excellent home offers an entrance hall with cloakroom, fantastic 22ft x 14ft sitting room with cast iron wood burner, dining room/bedroom three, fitted kitchen, fitted family bathroom, and two large 15ft first floor bedrooms.

Externally the property offers an established front garden with driveway providing off road parking for two/three vehicles, fully enclosed established rear garden, single garage with power and light connected, plus delightful open fields to the front providing beautiful countryside views.

Early viewings are strongly encouraged.

PARTICULARS

Timber entrance door to:

ENTRANCE HALL

Double glazed window to front elevation, electric storage heater, stairs rising to first floor with under stairs storage cupboard, coving to ceiling, communicating doors to:

CLOAKROOM

Obscure double glazed window to side elevation, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, coving to ceiling.

KITCHEN

11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to front elevation plus glazed timber door to side elevation, fitted kitchen comprising one bowl stainless steel sink/drainer unit, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, space for fridge, tiled to all splash areas, further range of wall mounted units, coving to ceiling.

DINING ROOM/BEDROOM THREE

11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to front elevation, coving to ceiling, ideal as dining room, study or third bedroom.

LOUNGE

22' 2" x 14' 1" (6.76m x 4.29m) Dual aspect room, double glazed windows to both rear and side elevations, double glazed sliding patio doors to rear elevation, electric storage heater, feature cast iron wood burner with brick surround, coving to ceiling.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

15' x 10' 9" (4.57m x 3.28m) Double glazed window to front elevation, electric heater, built in double wardrobe.

BEDROOM TWO

15' x 7' 9" (4.57m x 2.36m) Double glazed window to front elevation, electric heater, built in storage cupboard.

BATHROOM

Obscure double glazed window to rear elevation, fitted three piece white suite comprising low level W.C, wash hand basin and panelled bath with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with established tree and shrub borders, driveway providing off road parking for 2-3 vehicles, outside tap, gated access to side leading to:

REAR GARDEN

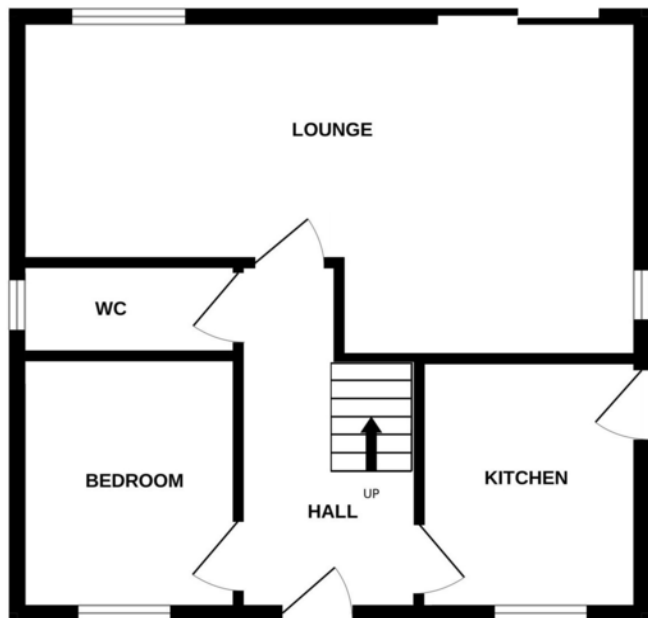
Fully enclosed established rear garden, initial paved patio area, mainly laid to lawn with mature tree and shrub borders, small sunken fish pond, timber shed and greenhouse, personnel door to:

GARAGE

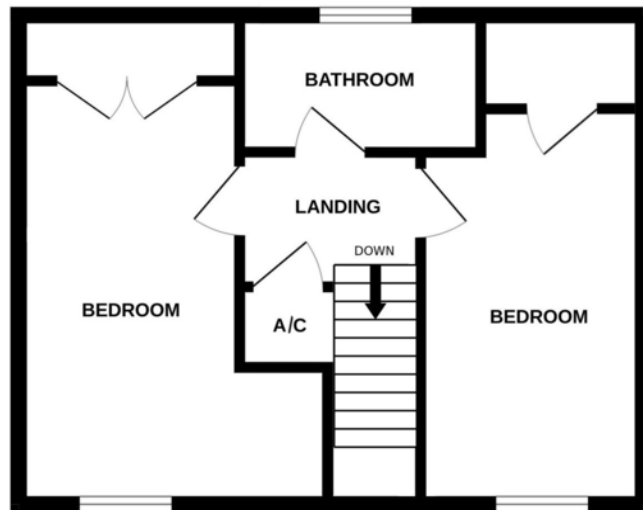
Up and over door, power and light connected.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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