



Kennedy & Co.

29 The Avenue, Blunham

MK44 3NY

EPC: D * No Upward Chain! *

£276,000

- Fully Renovated & Much Improved Two Double Bedroom Bungalow
- Entrance Hall
- Luxury Newly Fitted Kitchen
- Fantastic 16ft Lounge
- Superb 14ft Master Bedroom
- Newly Fitted Shower Room
- All New Floor Coverings & Fully Re-Decorated Throughout
- Enclosed Rear Garden Enjoying Open Field Views



A brilliant and very rare opportunity to purchase this fully renovated and very much improved spacious two double bedroom village bungalow, situated within a quiet cul-de-sac location in the village of Blunham enjoying open field views to the rear, boasting spacious accommodation, an easy maintenance rear garden and no upward chain.

This excellent bungalow has undergone thorough refurbishment throughout, and now briefly boasts a generous entrance hall, very spacious 16ft lounge, fantastic newly fitted kitchen, newly fitted shower room, and two double bedrooms including a 14ft master.

The property also benefits from no upward chain, all new floor coverings, complete re-decoration, uPVC double glazing throughout, and gas to radiator central heating with a brand new combination boiler.

Externally the bungalow offers a front garden laid to lawn, and an easy maintenance enclosed rear garden with outbuildings, enjoying open views of the fields beyond.

This excellent bungalow must be viewed early to avoid disappointment.

The picturesque village of Blunham sits on the banks of the river Ivel and offers easy access to Bedford and the A1(M). The village also offers local services including Post Office, village shop, public house, nursery, and John Donne Lower School. The market town of Sandy is approximately three miles away and has a mainline railway station direct to London St Pancras.

PARTICULARS

Storm porch with replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Feature column radiator, access to loft space, sunken spotlighting, new carpet, built in storage cupboard, communicating doors to:

KITCHEN

13' x 7' 4" (3.96m x 2.24m) uPVC double glazed window to front elevation, feature column radiator, luxury newly fitted kitchen comprising one bowl composite sink/drainage unit with mixer tap over, solid wood work surfaces, range of base units incorporating built in stainless steel oven with built in four burner gas hob over, built in dishwasher with matching door, space and plumbing for washing machine, further

range of wall mounted units incorporating fitted extractor hood and hidden brand new combination boiler, vinyl wood effect flooring, sunken spotlighting.

LOUNGE

16' 9" x 10' 5" (5.11m x 3.18m) uPVC double glazed sliding patio doors to rear elevation, feature column radiator, built in storage cupboard, new carpet, sunken spotlighting.

MASTER BEDROOM

14' 4" x 9' (4.37m x 2.74m) uPVC double glazed window to rear elevation, feature column radiator, new carpet, built in double wardrobe with hanging rails, sunken spotlighting.

BEDROOM TWO

10' 8" x 9' (3.25m x 2.74m) uPVC double glazed window to front elevation, feature column radiator, new carpet, sunken spotlighting.

SHOWER ROOM

Chrome wall mounted heated towel rail, newly fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, fully tiled to all splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with pathway to entrance door, outside tap and outside power points.

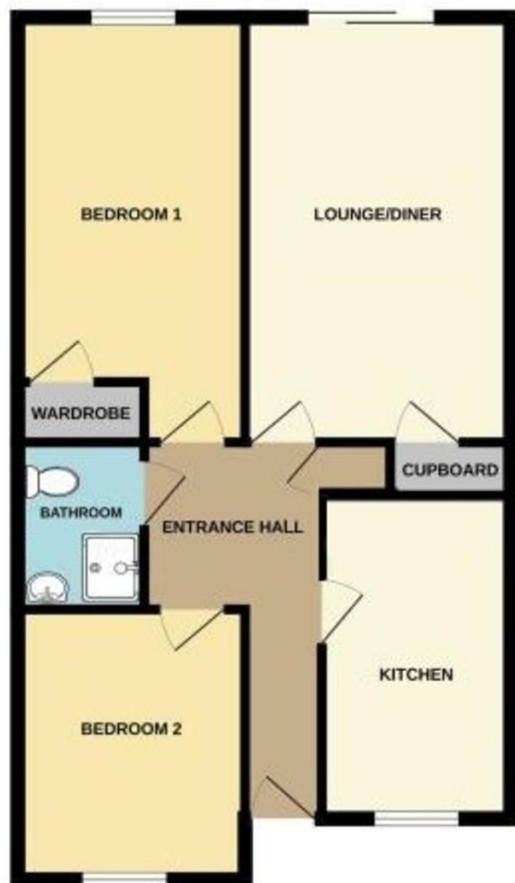
REAR GARDEN

Fully enclosed rear garden, generous paved patio area with outside power points, area laid to artificial lawn, generous timber shed and brick built external cupboard.

AGENTS NOTE

Since the EPC was issued, this property has now had a brand new central heating system installed with new combination boiler.





COUNCIL TAX BAND

Tax band B

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.