



**Kennedy  
& Foster**

4 The Bothy  
Southill Road  
SG18 9NN

**OIEO £400,000**

- BEAUTIFUL VILLAGE LOCATION
- 3 BEDROOMS
- LOUNGE/DINING ROOM
- RE FITTED KITCHEN
- REFITTED SHOWER ROOM
- GARDENS
- GARAGE
- CHAIN FREE



This nicely presented semi-detached property is situated in this lovely location in the beautiful village of Broom. The property boasts a front to back lounge/dining room refitted kitchen, downstairs cloakroom, 3 bedrooms and a refitted shower room. To compliment the property is a garage and parking space, easy to maintain gardens and is being offered chain free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor, under stairs storage cupboard, radiator, coving to ceiling, door to kitchen and cloakroom. Arch way to:

#### **LOUNGE/DINING ROOM**

23' 07" x 12' 07" (7.19m x 3.84m) uPVC double glazed bay window to front, uPVC double glazed window to rear and French door to rear garden. Two radiators, brick fireplace housing gas fire.

#### **REFITTED KITCHEN**

10' 06" x 8' 07" (3.2m x 2.62m) Wall, base and drawer units with work surfaces over. Integrated fridge/freezer, washing machine and dish washer, built in oven, hob and extractor hood over, cupboard housing boiler. Inset lighting, uPVC double glazed door to rear garden and uPVC double glazed window to front.

#### **CLOAKROOM**

Close coupled W.C, wash hand basin, radiator, uPVC double glazed frosted window, coving to ceiling.

#### **FIRST FLOOR LANDING**

uPVC double glazed window, coving to ceiling, airing cupboard with cylinder and shelving. Doors to:

#### **BEDROOM ONE**

12' 07" x 12' 05" (3.84m x 3.78m) uPVC double glazed Velux window, uPVC double glazed window to front, fitted bedroom furniture, TV aerial point, radiator.

#### **BEDROOM TWO**

10' 8" x 8' 11" (3.25m x 2.72m) uPVC double glazed window to rear, fitted bedroom furniture, radiator.

#### **BEDROOM THREE**

10' 9" x 6' 01" (3.28m x 1.85m) uPVC double glazed window, radiator, coving to ceiling, access to loft hatch.

### **FULLY TILED SHOWER ROOM**

Shower cubicle with shower over, close coupled W.C, vanity basin with cupboard under, heated towel rail, inset lighting, underfloor heating, uPVC double glazed frosted window.

### **OUTSIDE**

#### **FRONT GARDEN**

Artificial lawn, pathway & gated side access leading to:

#### **REAR GARDEN**

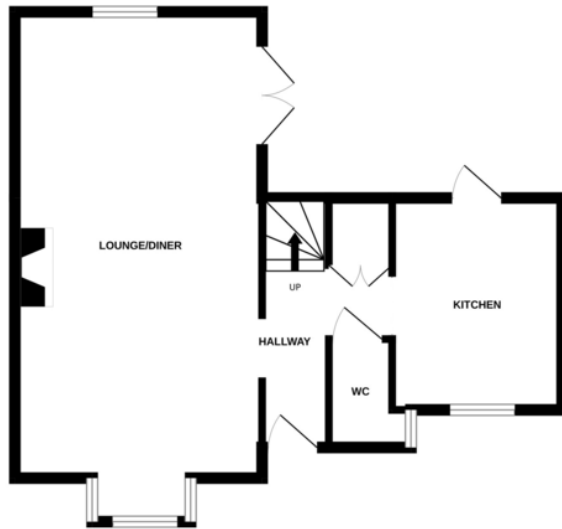
Paved rear garden, shed: oil tank nicely hidden, shrubs, pergola.

#### **GARAGE**

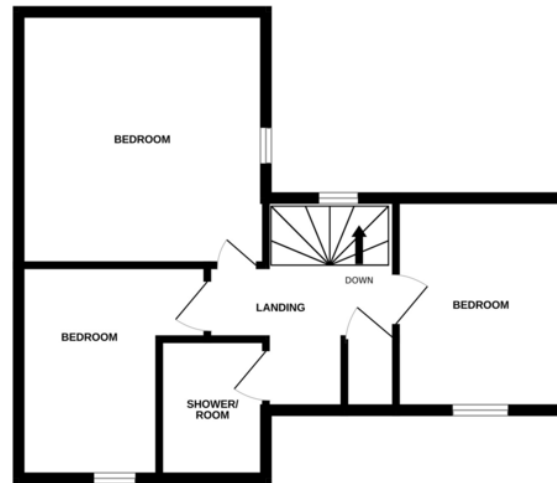
Up & over door with parking to the front of the garage.



GROUND FLOOR



1ST FLOOR



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 D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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 are 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