

Kennedy & Co.

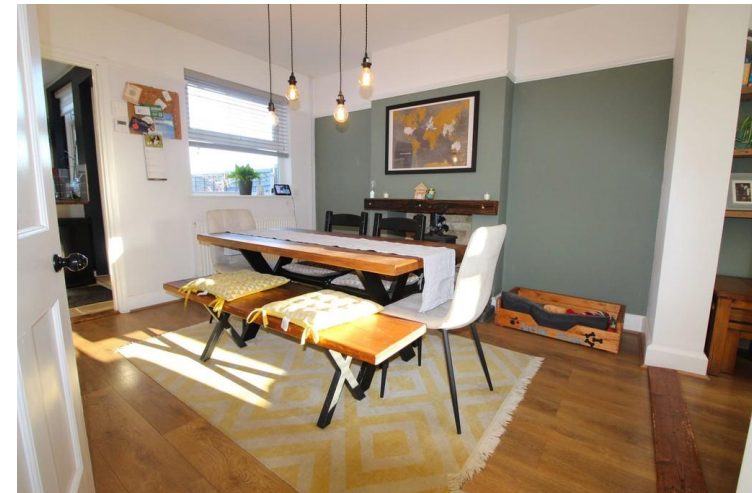
33 High Road, Beeston

SG19 1NS

EPC: F

£265,000

- Hugely Improved & Very Spacious Two Double Bedroom Period Home
- Entrance Hall
- Generous Sitting Room
- Excellent Dining Room With Log Burner
- Re-Fitted Luxury Kitchen
- Further Luxury Re-Fitted Kitchen/Utility
- Re-Fitted First Floor Family Bathroom
- Fantastic 120ft Enclosed Rear Garden With Entertaining Area



A fantastic opportunity to purchase this hugely improved, sympathetically modernised and very spacious two double bedroom end of terrace period home, which boasts a wealth of character and charm, plus a wonderful and very generous rear garden approaching 120ft in length, with a brick built detached outbuilding currently used as a gym.

This superb period property has been significantly upgraded in recent years, and now briefly boasts an entrance hall, generous sitting room, spacious open plan dining room with log burner, re-fitted luxury kitchen with further luxury re-fitted kitchen/utility room, re-fitted modern first floor bathroom and two double bedrooms.

Other benefits include uPVC double glazing throughout, and a wet radiator central heating system with electric boiler.

Externally the property benefits from a front garden, very generous enclosed rear garden approaching 120ft in length with superb entertaining area, and a brick built detached outbuilding with power, light and water connected currently being utilised as a home gym.

Early viewings on this delightful period home are strongly encouraged.

Beeston provides excellent access to the A1(M) and to Sandy, which is serviced by schools, shops and facilities, ideal for the commuter with easy access to the mainline railway station to London St Pancras.

PARTICULARS

Brick built storm porch with uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Laminated wood effect flooring, stairs rising to first floor, door to:

DINING ROOM

12' x 10' 8" (3.66m x 3.25m) uPVC double glazed windows to rear elevation, single panel radiator, feature cast iron wood burner with stone hearth and wooden mantle over, built in under stairs storage cupboard, laminated wood effect flooring, picture rail, door to kitchen, open plan design to:

LOUNGE

11' 1" x 10' 3" (3.38m x 3.12m) uPVC double glazed window to front elevation, single panel radiator, open fireplace with wooden surround and tiled hearth, laminated wood effect flooring, picture rail, ceiling fan.

KITCHEN

8' 4" x 7' (2.54m x 2.13m) uPVC double glazed window to side elevation and uPVC double glazed door to side elevation, feature strip panel radiator, re-fitted luxury kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, solid wood work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob over, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, feature stone tiled flooring, sunken spotlighting, doorway to:

KITCHEN/UTILITY

8' 4" x 6' 10" (2.54m x 2.08m) uPVC double glazed window to side elevation, continued re-fitted luxury kitchen/utility room comprising solid wood work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for

fridge/freezer, tiled to all splash areas, continued feature stone tiled flooring, sunken spotlighting.

FIRST FLOOR

LANDING

Access to loft space, built in storage cupboard, communicating doors to:

MASTER BEDROOM

11' 7" x 11' 5" (3.53m x 3.48m) Two uPVC double glazed windows to front elevation, single panel radiator, feature cast iron Victorian style fireplace, two built in cupboard units, picture rail, ceiling fan, sunken spotlighting.

BEDROOM TWO

11' 10" x 7' 6" (3.61m x 2.29m) uPVC double glazed window to rear elevation, single panel radiator, picture rail, sunken spotlighting.

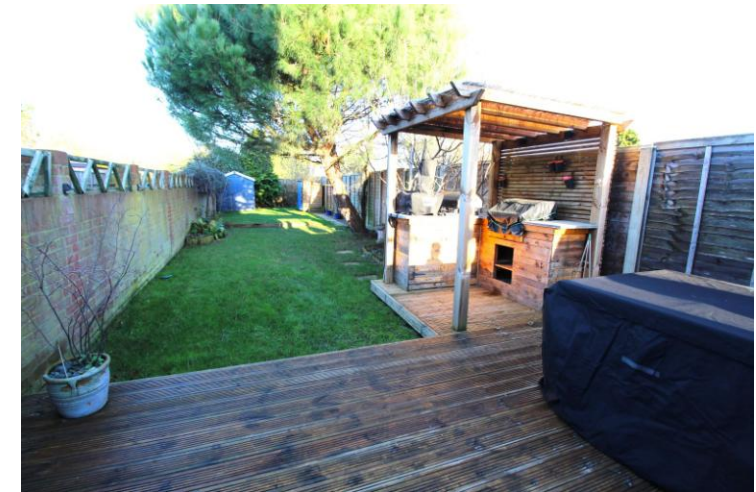
BATHROOM

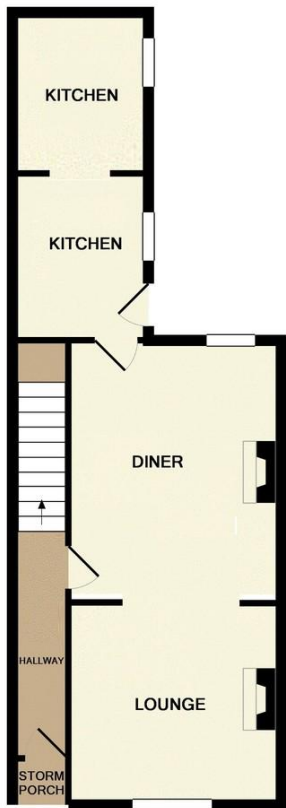
uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit, panelled bath with mixer tap over plus fitted rain shower over, fully tiled to splash areas, tiled flooring, extractor fan, access to further loft space, sunken spotlighting.

EXTERNALLY

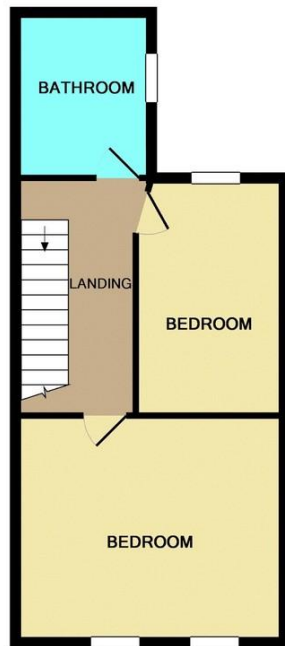
FRONT

Enclosed front garden, mainly laid to lawn with pathway to entrance door and pathway to side with gated access to:





GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

REAR - APPROX. 120FT IN LENGTH

Initial courtyard area laid to shingle with timber pergola over, outside tap, shingled walkway to main garden plus door to:

DETACHED BRICK OUTBUILDING

10' 10" x 9' 5" (3.3m x 2.87m) Window to front elevation, power, light and water connected, currently being utilised as a home gym.

MAIN GARDEN

Enclosed rear garden, mainly laid to lawn with mature trees and timber shed, feature raised decking 'entertaining area' with outdoor kitchen/BBQ area with timber pergola over, plus door to further brick built storage cupboard with power connected.

AGENTS NOTE

Since the EPC was issued for this property, the owners have installed a new wet radiator central heating system with electric boiler.

COUNCIL TAX BAND Tax band B

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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