



# Kennedy & Co.

28 High Road, Beeston

SG19 1PA

EPC: D

£215,000

- Two Double Bedroom End Terrace Home
- Entrance Hall
- Sitting Room With Open Fireplace
- Re-Fitted Modern Kitchen
- Modern Family Bathroom
- uPVC Double Glazed Brick Based Conservatory
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combi Boiler



A superb opportunity to purchase this two double bedroom end of terrace period home, which benefits from a much larger than average rear garden with a delightful patio area with aluminium pergola, presented in excellent condition throughout, situated within the popular village of Beeston.

This delightful property briefly boasts an entrance hall, sitting room with open fireplace, re-fitted modern kitchen, modern family bathroom uPVC double glazed conservatory and two double bedrooms.

Other benefits include gas to radiator central heating with replaced combination boiler, and uPVC double glazing throughout.



Externally the property benefits from an enclosed front garden, and generous enclosed rear garden with excellent paved patio area including a feature aluminium pergola over creating a delightful outside entertaining space.

Early viewings are strongly recommended on this ideal first time or investment property.

Beeston is situated within a short drive of Sandy, which is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

#### **PARTICULARS**

uPVC double glazed entrance door to:



#### **ENTRANCE HALL**

uPVC double glazed windows to front and side elevations, laminated wood effect flooring, composite double glazed door to:

#### **LOUNGE**

12' x 11' (3.66m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, feature open fireplace with tiled hearth and wooden surround, laminated wood effect flooring, door to:

#### **KITCHEN**

11' x 10' 10" (3.35m x 3.3m) uPVC double glazed window to rear elevation, re-fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner ceramic hob over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, tiled to all splash

areas, further range of wall mounted units incorporating stainless steel extractor hood, stairs rising to first floor with built in under stairs storage cupboard, vinyl wood effect flooring, archway to:

### **REAR LOBBY**

Strip panel radiator, vinyl tiled flooring, uPVC double glazed door to conservatory plus door to:

### **BATHROOM**

Dual aspect room, uPVC obscure double glazed windows to both rear and side elevations, feature strip panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap and shower attachment over, tiled to all splash elevations, vinyl tiled effect flooring.

### **CONSERVATORY**

12' 10" x 5' 9" (3.91m x 1.75m) uPVC double glazed conservatory, door to side elevation, power points, built in storage cupboard.

### **FIRST FLOOR**

#### **LANDING**

Access to loft space, communicating doors to:

#### **MASTER BEDROOM**

12' 1" x 11' (3.68m x 3.35m) uPVC double glazed window to front elevation with secondary glazing, single panel radiator, laminated wood effect flooring.

#### **BEDROOM TWO**

10' 1" x 9' 3" (3.07m x 2.82m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, built in storage

cupboard over stairs housing wall mounted gas combination boiler.

### **EXTERNALLY**

#### **FRONT**

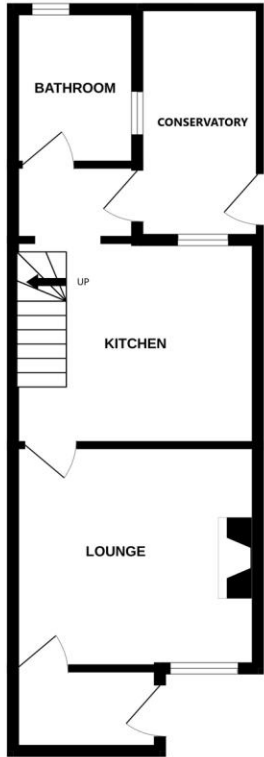
Enclosed front garden mainly laid to slate shingle, gated pathway to entrance door, pathway and gated access to side leading to:

#### **REAR GARDEN**

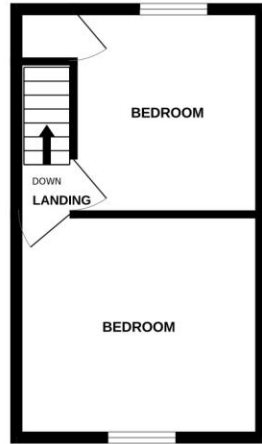
Very generous enclosed rear garden, delightful initial paved patio area with feature aluminium pergola over plus outside power points and outside tap, gated access to main garden which is mainly laid to lawn with established tree and shrub borders, timber shed and further large timber shed with power and light connected.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band B

**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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