



15, St Johns Road

Moggerhanger, Bedford,
Bedfordshire, MK44 3RJ

£540,000

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properties

Country Properties are proud to offer you this stunning 3/4 bedroom semi detached family home, located in a beautiful setting backing on to farm land. The property is in good condition throughout and comprises; spacious living room, dining area, kitchen, utility, study/4th bedroom and a cloakroom. To the first floor are three bedrooms and a shower room. Externally this gorgeous property offers a lovely front garden with off road parking for 5 vehicles and a south facing rear garden.

Moggerhanger is a popular village to the west of Sandy situated on the A603 near to the town of Bedford which has good links to the A1 and A421 which links to the M1. Sandy train station is approximately 2.5 miles with good commuter links to Peterborough and Kings Cross. This lovely village has a local pub, The Guinea which serves traditional home cooked food using local produce as well as other local amenities such as a primary school, St John the Evangelist church, playing fields and Moggerhanger Park which offers a great place to walk and relax followed by enjoying a coffee and cake in the Orchard Tearooms.

- 3/4 Bedroom semi-detached home
- Large dining area
- Cloakroom & Utility
- Modern shower room
- South facing garden
- Large kitchen
- Open fire place to living room
- Study/4th bedroom
- Off street parking for 5 vehicles
- EPC Band D



Ground Floor

Entrance

Composite double glazed door with opaque glass side panels, ornate wooden porch with feature tiled step, laminate flooring, radiator with cover.

Living Room

Double glazed window to the front aspect, radiator, laminate floor, reclaimed brick feature chimney breast with open fire, porcelain tiled hearth.

Kitchen

Range of wall mounted and base level units with complimentary worktops over with feature reclaimed exposed brick splash backs and feature wall, electric oven and grill with electric hob, integral fridge/freezer, dishwasher and sink with mixer taps, spot lights to ceiling and laminate floor.

Dining Room

Laminate flooring, double glazed window to the rear and side aspect, French doors to the garden and a radiator.

Utility Room

Worktops, fitted cupboards housing the boiler, space for washing machine and tumble dryer, laminate flooring, French doors to the garden, wall mounted radiator.



Cloakroom

Low level flush WC, vanity sink with unit, wall mounted heated towel rail, wall panelling, double glazed window to the rear aspect, laminate flooring and spotlights.

Study/Bedroom Four

Laminate flooring, under stairs storage cupboard, two French doors to the front aspect, loft hatch.

First Floor

Landing

Double glazed window to the side aspect, loft hatch.

Bedroom One

Double glazed window to the front aspect, radiator, built in wardrobe and storage cupboard.



Bedroom Two

Double glazed window to the rear aspect, built in wardrobes.

Bedroom Three

Double glazed window to the front aspect, radiator, spot lights and feature alcove with spot light.

Family Shower Room

Modern shower room with glass shower cubicle, vanity unit with ceramic sink, corner WC, tiled walls, chrome wall mounted heated towel rail, tiled flooring with underfloor heating, double glazed window to the rear aspect and spotlights.

External

Front

Long gravelled driveway providing off road parking for up to 5 vehicles, boarded by trees and shrubs, laid to lawn, double French doors to the study/bedroom four.

Rear Garden

South facing rear garden, mainly laid to lawn with various trees and shrub borders, patio area, oak pergola, garden shed, two outside water taps, electric supply, lighting, side gate to alley way leading to the front of the property.

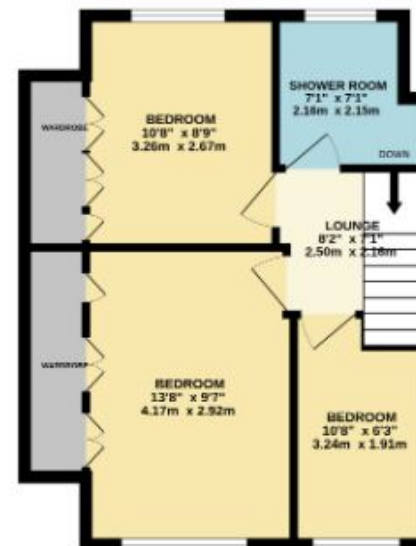




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	80

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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