

Directions

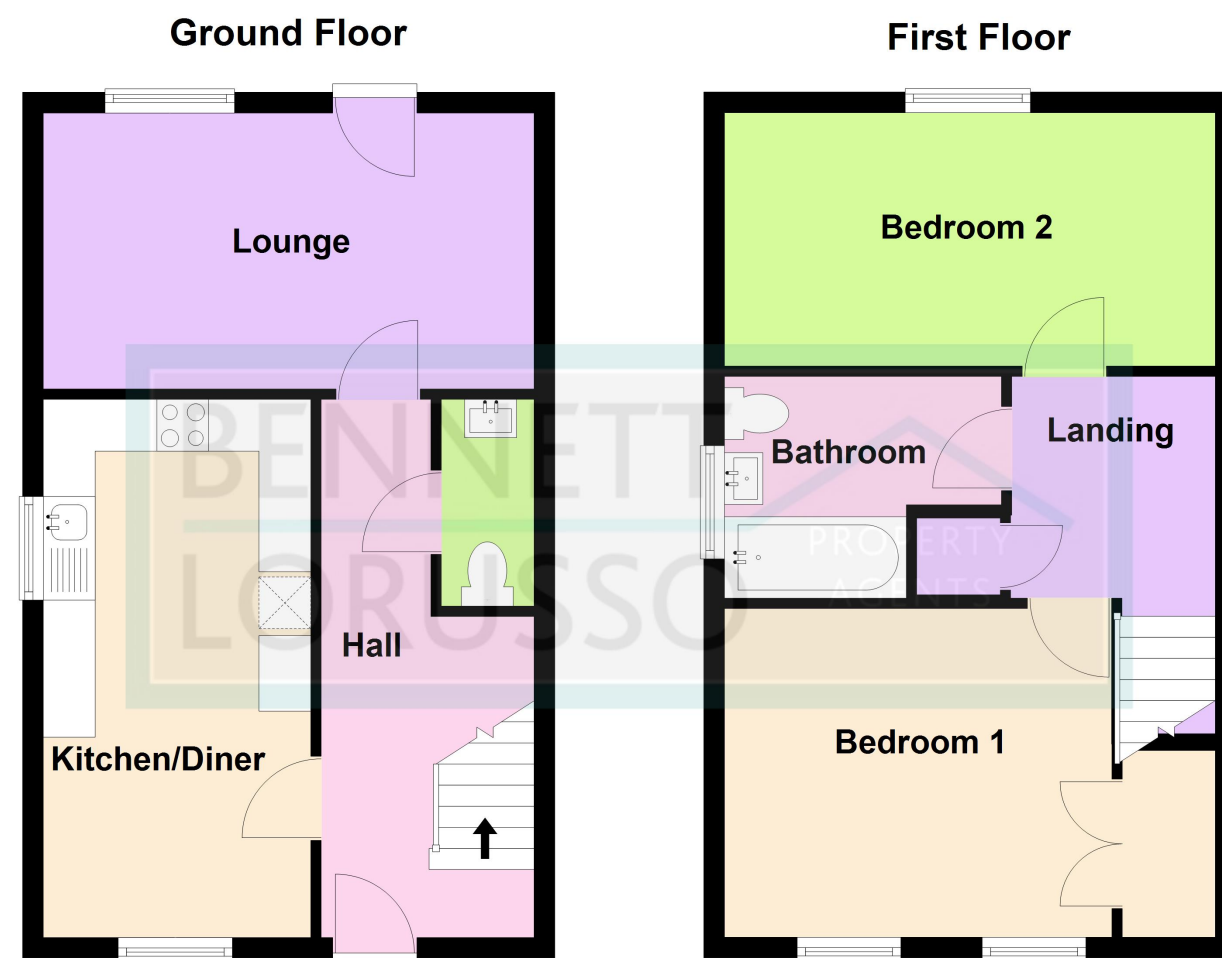
MK44 3FH.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 75.4 sq. metres (811.3 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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14 Nightingale Road, Great Barford, Bedford. MK44 3FH.

£138,000

A two double bedroomed detached home, set in this well regarded village with good amenities and overlooking open fields to the rear. A 40% share is being offered for sale at £138,000 (full value £345,000) with options to buy further shares in the future and in conjunction with Amplus. Features include a cloakroom, a well fitted kitchen/diner to the front, living room with access in to the rear garden, a modern first floor bathroom and good quality flooring throughout. Outside, besides the wonderful field views to the rear, there is ample parking on the adjacent driveway, a private and enclosed rear garden plus further visitor parking and a play area to the front. Call us to arrange your viewing time!

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Ground Floor

Entrance Hall Solid composite entrance door, LVT flooring, radiator, consumer unit, stairs to the first floor with space under.

Cloakroom Two piece white suite comprising pedestal wash hand basin and close coupled WC, extractor fan, LVT flooring.

Living Room 4.75m x 2.66m (15' 7" x 8' 9") LVT flooring, radiator, TV connection points, double glazed window and half glazed door to the rear garden.

Kitchen/Dining Room 5.20m x 2.58m (17' 1" x 8' 6") Fitted with a good range of modern base and wall units, stainless steel bowl & 1/4 sink with mixer tap, plumbing for washing machine and dishwasher, stainless steel gas hob and splashback with electric oven and extractor hood, concealed gas fired combination boiler, fridge/freezer space, tall larder cupboard, radiator, LVT flooring, double glazed windows to the front and side aspects.

First Floor

Landing Access to the loft space, airing cupboard with heater.

Bedroom One 3.73m x 3.16m (12' 3" x 10' 4") Two double glazed windows to the front, fitted wardrobes and drawers, radiator, decorative wall panelling.

Bedroom Two 4.75m x 2.30m (15' 7" x 7' 7") Double glazed window to the rear with open field views, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath with mixer tap and mixer shower over with glazed screen, pedestal wash hand basin and close coupled WC, extensive tiling, double glazed window, shaver point, heated towel rail, extractor fan, LVT flooring.

Outside

Front Open plan and laid to stone. Further general parking to the front and views over a green space and play area.

Parking Block paved driveway to the side of the property with parking for up to three cars, water tap.

Rear Garden Fully enclosed by timber fencing and laid mainly to lawn, patio, timber shed, exterior light and a side access gate.
BACKING ON TO OPEN FIELDS.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC