





Stonegate Estates are delighted to present this amazing, fully renovated detached and extended bungalow, positioned in a quiet lane, surrounded by open countryside and nature. Sitting on a private NEWLY LANDSCAPED and mature plot approaching 1/3 of an acre The Spinney is an unbeatable place to live.

The current owners have sympathetically and intuitively re-modelled and refurbished this now stylishly presented home to offer the benefits of a new property whilst retaining the charm of homes located in the idyllic Bedfordshire Village.

The infrastructure has almost entirely been replaced - completely new oil central heating system, wood effect double-glazed windows, replastered walls and ceilings, full loft insulation levels, full rewiring and complete redecoration. There is a brand-new fitted kitchen breakfast and dining space, new utility and cloakroom, doors frames and skirting.

A sizable half carriage driveway, with space for six or more vehicles alights at the stepped entrance porch, opening to a delightfully reclaimed wood block entrance hall, and a wide open square arch leads into a desirable dining space to seat 10, with dual aspect windows and triple hung over table lighting. A deep granite breakfast bar leads you through to the designer fitted kitchen, with integral white oods. dishwasher. twin stainless

granite work surfaces and soft closed doors and cupboards.



large luxury bathroom, complete with deep fill a separate walk-in shower unit, pedestal basin, WC with fitted coupling, completed chrome heated towel rail, under floor heating clever electric rise and fall skylight. Next is a double bedroom, which also benefits from a double electric skylight, and the guest double bedroom with lovely garden views to walk to. FIREPLACE
 A worthy facet of this property is the double main bedroom, open plan dressing area concealed wardrobes, leading to the en suite bedroom, walk-in shower unit, with pedestal basin, heated towel rail, and the guest double bedroom with lovely garden views to walk to. DRESSING AREA AND EN SUITE BATHROOM
 This property also benefits from a large loft space, FULL INTERNAL RENOVATION
 A DOUBLE GLAZED FRONT DOOR WITH INTEGRAL GLASS SIDE LIGHTING

additional ~~ACROSS FROM MAIN BATHROOM~~ to rear, subject to planning UNDERFLOOR HEATING

THE EXTERIOR

To the front, the aforementioned block paved crescent carriage driveway is complemented by lawned areas, border planting hedging and countryside to both front, rear and side aspects. A wooden gate allows access to the side and rear of the plot where you will see first the West facing formal landscape grounds featuring a patio overlooking a lovely lily pond, specimen trees, shrubbery and border planting, and shale & bark filled beds.

Behind that, through and beyond the trees lies a second garden area recently re-landscaped with its pergola and brand new expansive decking, brick-built BBQ and additional patio area and fresh wooden planter spaces complemented with warm coloured aggregate, and a new metal built shed, secure fencing and trellises, surrounded by beautiful specimen mature trees. Further still, there is a concrete base ready to add a garden office or summerhouse and to the right there is a sizable greenhouse. The clear night skies are perfect for star gazing too.

We LOVE this fabulous property so make that call today and book yourself a viewing?

THE LOCATION

Sandy Lane, Swineshead is a pretty, sought after idyllic Village rich in history and notable buildings, surrounded by open countryside and woodland, yet only a mile and a half from the larger Village of Risely, and three miles from the famous market town of Kimbolton, with its pubs, restaurants, many shops, doctors, dentist, schools and Post office. For commuters St. Neots station is a 15 minute ride, with trains to Kings Cross/St. Pancras (45 Mins.) as well as Cambridge and the North. The A1(M) North and South is also accessible there. The County Town of Bedford can also be reached in 18 minutes.

There's a feeling of community in the Village, with it's pop-up pub, Village hall and Church hosting regular events.