



16 RIVERVIEW WAY, KEMPSTON, BEDS, MK42 7BB



- Larger than average 3 bedroom detached property
- Situated in a small cul-de-sac location
- Full gas radiator central heating
- Double glazed UPVC windows and doors
- Entrance hall, cloakroom
- Lounge
- Dining room
- Refitted Kitchen
- Master bedroom with en-suite bathroom (to be completed)
- Detached double garage
- Driveway providing off road parking for several cars
- Well maintained front and rear gardens
- Immaculate condition throughout



**£359,995 Freehold**

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## ENTRANCE CANOPY

Outside light.

## ENTRANCE HALL

Entered via UPVC double glazed front door. Radiator. Laminate flooring. Power points. Stairs to first floor landing. Doors to:

## CLOAKROOM

Low level w.c. Wash hand basin. Range of base and eye level units. Radiator. Laminate flooring. Tiled splash backs. UPVC double glazed frosted window to side aspect.

## LOUNGE

18'8 x 13'9 (narrowing to 11'2). Entered via double doors from Entrance Hall. Fitted coal effect gas fire set into feature fireplace. Coved and textured ceiling. Two double radiators. TV point. Power points. UPVC double glazed box bay window to front aspect. Further UPVC double glazed window to front aspect.

## DINING ROOM

10'6 x 8'11. Coved ceiling. Radiator. Laminate flooring. Power points. UPVC double glazed double doors leading to the rear garden.

## KITCHEN

12'2 (max) x 9'3. Refitted with a range of base and eye level units finished in white gloss and contrasting worktops to include: 1½ bowl stainless steel sink with drainer and mixer tap. Extractor hood. Space and plumbing for automatic washing machine. Built-in dishwasher. Built-in fridge. Space for tumble dryer. Wall mounted gas fired boiler supplying central heating and domestic hot water. Radiator. Tiled splash backs. Laminate flooring. Power points. UPVC double glazed window to rear aspect. UPVC double glazed door leading to the rear garden.

## FIRST FLOOR LANDING

Access to loft space. Heated linen cupboard containing hot water cylinder. UPVC double glazed window to side aspect. Doors to:

## BEDROOM 1

14'1 (into bay) x 12'2. Radiator. Power points. UPVC double glazed box bay window to front aspect. Door to:

## EN-SUITE

We would point out that the current owners will not be finishing the en-suite bathroom but will be leaving all the sanitary ware which includes a standalone roll top bath, vanity wash hand basin, low level w.c. The walls are tiled but do require grouting. UPVC double glazed frosted window to front aspect.

## BEDROOM 2

10'7 x 9'4. Built-in single wardrobe. Radiator. Power points. UPVC double glazed window to rear aspect.

## BEDROOM 3

10'8 x 9'1. Radiator. Power points. UPVC double glazed window to rear aspect.

## BATHROOM

Suite comprising panelled bath with mixer tap/shower attachment, low level w.c. and pedestal wash hand basin with mixer tap. Radiator. Laminate flooring. Shaver point. Tiled splash backs. UPVC double glazed frosted window to side aspect.

## ON THE OUTSIDE

Front Garden: Open lawned area with well kept borders stocked with a variety of mature shrubs and bushes. Mono block drive to the side providing off road parking for numerous vehicles leading to:

Detached Double Garage: 17'7 x 16'9. Two metal up and over doors. Fitted with power and light. Door leading to the rear garden. Side gate leading to:

Rear Garden: Exceptionally well maintained and presented with steps leading down from the rear of the property to a paved patio area. Remaining garden being laid partly to lawn with coloured gravel borders. Fencing to boundaries. We understand that the garden shed is to remain.

Ref: 12854SD

