



Barkers Lane, Bedford, Bedfordshire MK41 9SH



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Bedford
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£425,000

Individually built three bedroom detached home with two reception rooms, conservatory, en-suite and detached garage. Set within walking distance of Priory Marina and close to good commuter links.

- Individually Built Three Bedroom Detached House
- Two Reception Rooms
- Downstairs Cloakroom & Upstairs Bathroom
- Conservatory
- Kitchen/Breakfast Room
- Detached Garage
- Gas Central Heating
- Complete Upper Chain

- Council Tax Band D
- Energy Efficiency Rating C



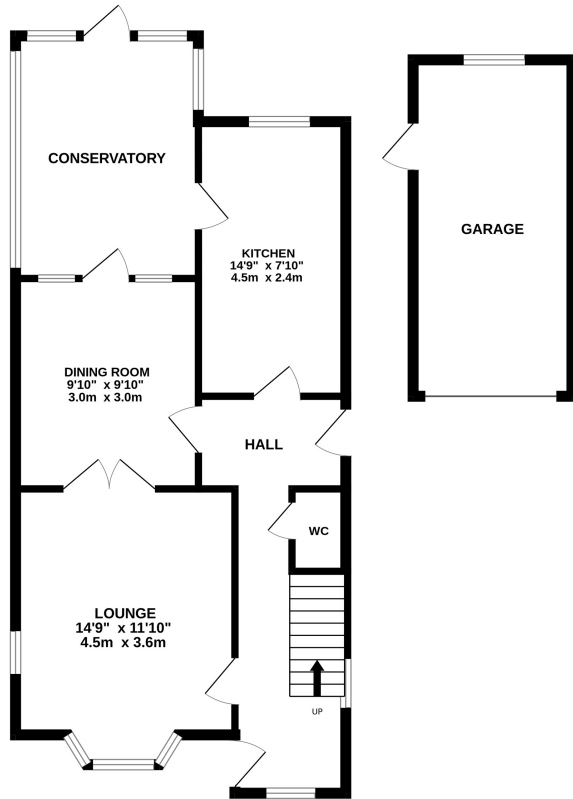
Barkers Lane is ideal location within walking distance of Priory Marina Country Park.



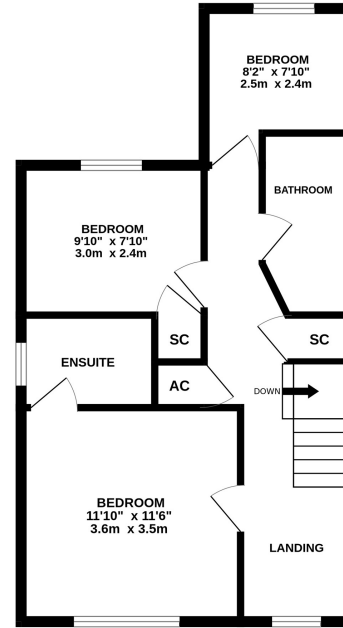
The entrance hall has stairs to first floor and access to all main rooms. The hallway is quite unique as it opens up and allows a good sized lobby area with access to the rear garden. The lounge is to the front with double doors into the dining room, which has a pleasant outlook to the rear. Entry to the dining room can also be made from the hall. Kitchen/breakfast room is a sunny room with window overlooking the garden. Ample cupboard space and work surfaces. Built in double oven and hob with extractor over. Space for upright fridge/freezer and plumbing for washing machine. The conservatory is of a generous size and has an all round view of the garden, with doors leading out onto the patio area. As you make your way back up the hall you have a useful downstairs WC. Upstairs the main bedroom has windows to front and en suite shower room. Bedroom 2 is to the rear and overlooks the garden. Bedroom 3 is also to the rear and is currently used as a dressing room with floor to ceiling wardrobes. The main bathroom has panelled bath, low level WC and wash hand basin with window to side. Outside the garden has been maintained beautifully by the current sellers, gorgeous flowerbeds with a range of flowers and shrubs. The lawned area is in perfect condition with neat edges. The patio areas are ideal entertaining areas. From the garden you have access into the detached garage with power and light. Gated access to the front of the property. The front allows parking and access to the garage, with brick boundary wall and established shrubs and lawn.



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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		84
(81-91)	B		
(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	

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