



Duck End Lane, Wilstead Offers in Excess of £600,000

NO CHAIN - Possible quick move in! FIRST TIME BUYER? NO Stamp DUTY up to £425k! | Single-level living: Ideal for those looking for a home that will comfortably accommodate changing mobility needs | 19ft living room with log burner and French doors to rear garden | MODERN fitted kitchen / Diner with integrated appliances | Main bedroom with walk in wardrobe and en-suite shower room | MODERN fitted bathroom suite | Enclosed gated rear garden - mainly laid to lawn with patio | Garage and driveway providing OFF ROAD PARKING for four cars | Peaceful village setting with countryside views | Excellent transport links make commuting easy - mainline stations Bedford, Milton Keynes, and Flitwick and close to the M1 and A1



DO NOT MISS the opportunity to secure one of the most popular types of properties that thousands of people buy each year. Fewer and fewer bungalows are being built, so demand is high, and very few become available, in a quiet tree-lined lane like this with the countryside on your doorstep.

An individual and spacious three bedroom detached bungalow set in the well-connected and peaceful village of Wilstead, this bungalow offers a practical layout for those seeking a blend of comfort and convenience. No stairs, so it can be a forever home in the truest sense of the phrase, as it will be as suitable for you in later life, as it is now. It offers great size accommodation for a couple or a young family with pre-school or school age children or for someone downsizing from a bigger property.

The living room is a versatile space with enough room to entertain or relax - you can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style. Its wooden flooring is as durable as it is attractive, ideal for the comings and goings of everyday life. The log burner adds warmth and charm, making it an ideal gathering spot during chilly evenings - will help with utility bills too.

The large kitchen / diner is bathed in natural light with views of the farmers fields opposite, providing a pleasant backdrop for meals. The hard flooring is perfect for busy families with kids and pets as it is easy to clean and maintain. A hob and a double oven, make it a great space for aspiring chefs who love to cook up a storm. The open-plan layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends - there's a dining area which offers plenty of room for a table and chairs, making it the perfect spot for dinner parties and gatherings.

Come the end of the day, when it's time to relax and re-charge batteries, each of the three bedrooms is well-proportioned, with the master featuring its own en-suite and walk in wardrobe, adding a layer of privacy and ease. The other two bedrooms could easily serve as comfortable guest rooms or a home office.

The property's gardens, offers a canvas for those with green fingers. A patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining, plus a lawn provide a private haven for your family to enjoy.

There is also an additional piece of land to the left of the property. This extra space opens up a world of possibilities! Whether you dream of expanding your garden, building a workshop, creating a play area for children, or even keeping chickens / other animals this additional land provides the flexibility to customise and enhance your living experience.

Got a car? You'll appreciate the driveway and garage which offer ample off-road parking - a practical necessity.

Situated conveniently close to good schools and transport links and mainline stations Bedford, Milton Keynes, and Flitwick, the location marries tranquillity with accessibility. Close proximity to the M1 and A1 also makes this a smart choice for those commuting by car.

So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!



| ADDITIONAL INFORMATION

Council Tax Band - F

EPC Rating - D

| GROUND FLOOR

Living room: Approx 19' 7" x 15' 5" (5.97m x 4.70m)

Kitchen / Diner: Approx 16' 5" x 14' 4" (5.00m x 4.37m)

Bedroom One: Approx 13' 9" x 12' 8" (4.19m x 3.86m)

En-suite: Approx 6' 3" x 5' 6" (1.91m x 1.68m)

Walk in wardrobe: Approx 7' 9" x 5' 7" (2.36m x 1.70m)

Bedroom Two: Approx 10' 1" x 9' 4" (3.07m x 2.84m)

Bedroom Three: Approx 9' 4" x 6' 9" (2.84m x 2.06m)

Bathroom: Approx 6' 3" x 6' 2" (1.91m x 1.88m)

Garage: Approx 17' 2" x 8' 10" (5.23m x 2.69m)

| OUTSIDE

Gated off road parking for four cars

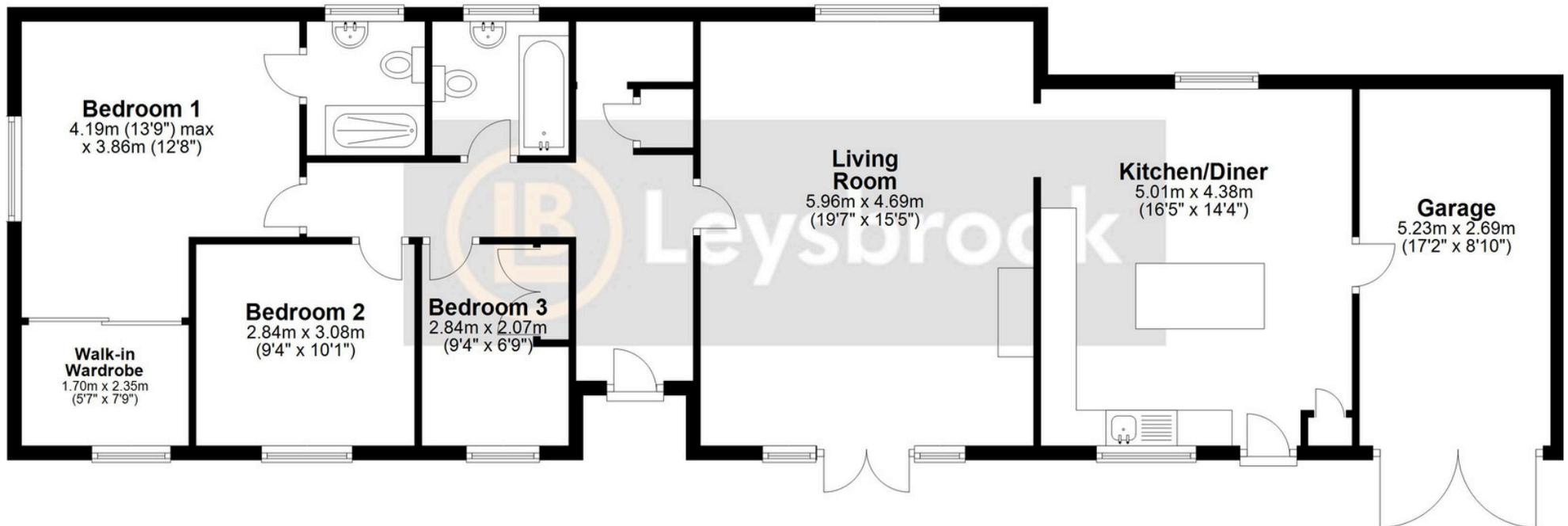
Enclosed rear garden with patio area

Separate gated garden



Ground Floor

Approx. 115.9 sq. metres (1247.1 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC