



Lilac Walk, Kempston, Bedford MK42 7PF

WALDENS ESTATE AGENTS



Lilac Walk
Kempston
Bedford
MK42 7PF

£280,000

Beautifully maintained and immaculate, three bedroom home set on a pedestrian walkway with garage and drive to rear. Re-fitted kitchen, good sized lounge/diner. Three proportional sized bedrooms. Re-fitted bathroom. Immaculate rear garden.

- Three Bedroom Semi Detached House
- Re-fitted Kitchen & Bathroom
- Immaculate Condition
- Double Glazed
- Gas Central Heating
- Garage & Drive
- Maintained Rear Garden
- Must Be Viewed

- Council Tax Band C
- Energy Efficiency Rating D



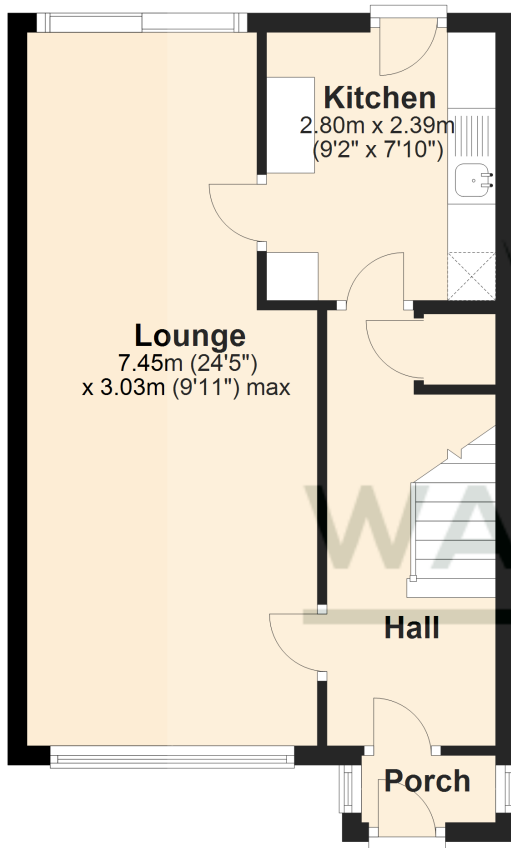
Overlooking a small green and set back from the road.
Close to shops and schools.

The property is entered via the porch which is perfect location for coats and shoes. Then another door leads you into the hall, with stairs to first floor and access to all downstairs living accommodation. Lounge / diner runs front to back with large window overlooking the front of the property and sliding patio door out onto the garden. The kitchen is immaculate and has been refitted by the sellers. Ample cupboard space, integral dishwasher, plumbing for washing machine and space for fridge/freezer. Door leads out onto the garden. Upstairs like downstairs is in immaculate condition. Three proportional bedrooms. Immaculate white bathroom suite. Outside the garden is low maintenance and set up for entertaining. Two patios. Enclosed fenced boundary. Access to drive with access to garage.



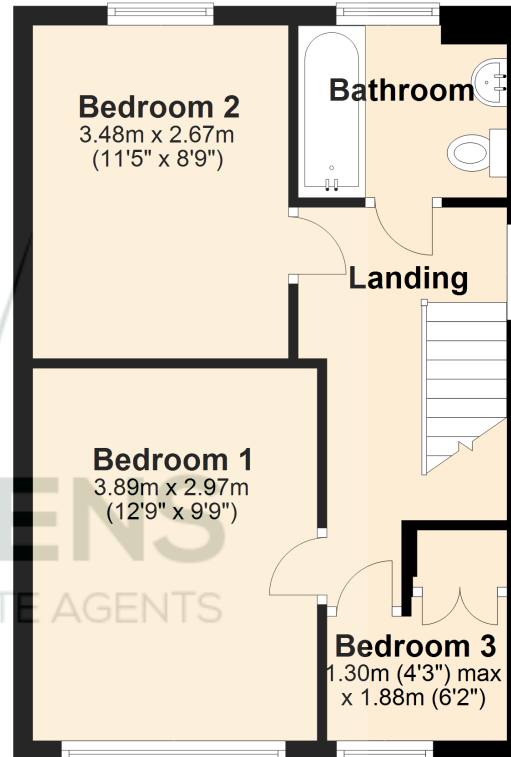
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 74.5 sq. metres (801.4 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide-angled lens. Where a floor plan has been provided, this is for guidance purposes only.

