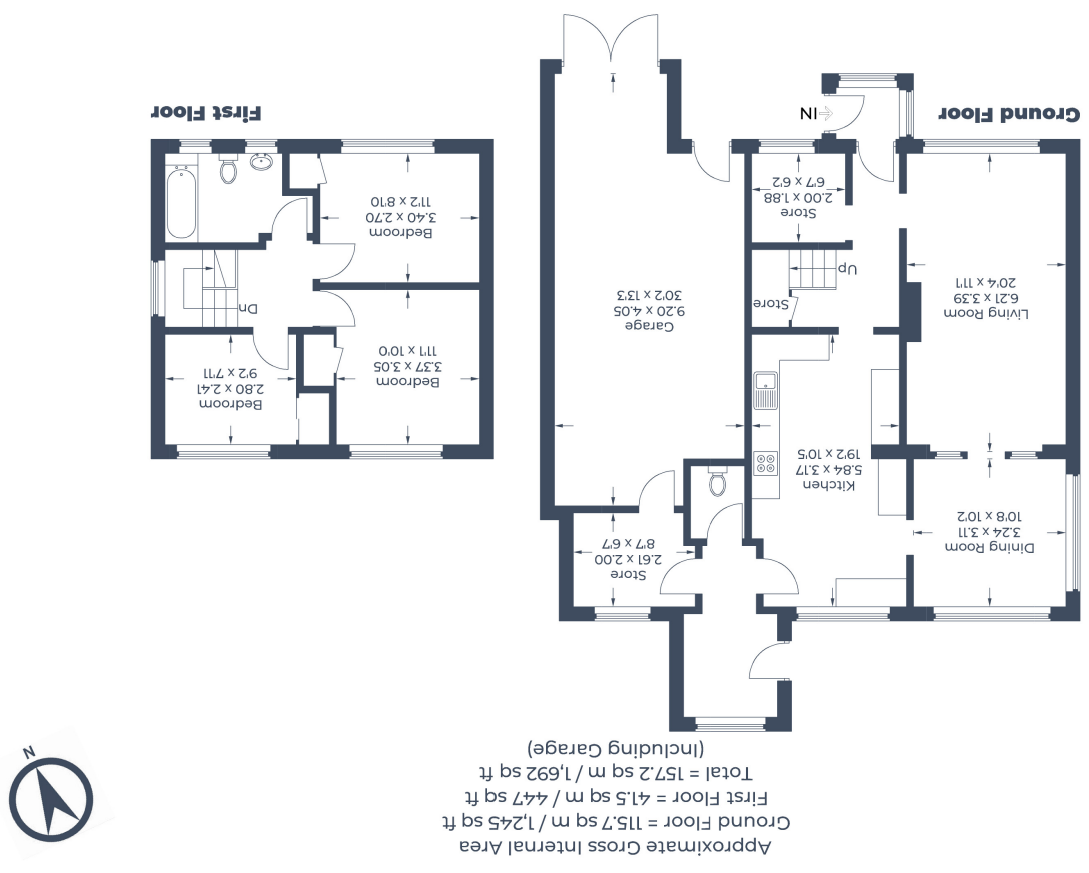


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

© C3 Property Marketing Produced for Peter & Lane  
 Illustration for identification purposes only.  
 measurements are approximate, not to scale.







# 1 Queens Road, Colmworth, Bedford MK44 2LA

£375,000

- Priced to sell.. NO FORWARD CHAIN.
- Popular Village location with local childrens Nursery and Colmworth Golf Club.
- South West facing garden.
- Majority PVCu double glazing.
- Detached house situated in this "no-through" road.
- Extended accommodation.
- Oversized Garage / Workshop.

## Introduction

Situated in a no-through-road location within this Bedfordshire Village, "Hideaway" is an EXTENDED DETACHED HOUSE with three bedrooms. The property occupies a GENEROUS PLOT with off road parking for around five vehicles and space to create further parking at the side of the house.

There is a large KITCHEN BREAKFAST ROOM, separate Dining Area and a good size Lounge.

The GARAGE/WORKSHOP is oversized having been extended and has power and light connected.

The garden is SOUTH WEST FACING and has open views beyond.

Offered for sale with NO FORWARD CHAIN.

Colmworth offers Puddleducks Nursery & Pre-School and Colmworth Golf Club as local amenities. St Neots is just 5.7 miles away, Bedford 8.5 miles.

## Ground Floor

### Accommodation

Glazed door to

### Entrance Porch

glazed with windows to the front aspect, door to

### Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, radiator

### Study

window to the front aspect, radiator

### Lounge

window to the front aspect, two radiators, TV point

### Dining Area

windows to the side and rear aspect, arch through to

## Kitchen Breakfast Room

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, oil fired boiler, window to the rear aspect, door to

## Rear Lobby

window to the rear aspect, door to Rear Garden, door to

## W.C

low level W.C, wash hand basin

## First Floor

### First Floor Landing

window to the side aspect, loft access

### Bedroom One

window to the rear aspect, radiator, airing cupboard with hot water cylinder

### Bedroom Two

window to the front aspect, radiator, built in cupboard

### Bedroom Three

window to the rear aspect, radiator, built in wardrobe

## Bathroom

bath, W.C, pedestal wash basin, radiator, two windows

## Outside

### Front Garden & Parking

the garden to the front is laid to gravel for parking up to five vehicles. There is space alongside the property to create further off road parking

### Garage/Workshop

an OVERSIZED GARAGE/WORKSHOP with doors to the front, power, light and personal door to the rear

### Rear Garden

a fully enclosed SOUTH WEST facing garden, laid mainly to lawn with established flower and shrub borders. Timber garden shed, wood store and Summerhouse

