



Rectory Close, Carlton, Bedford, Bedfordshire MK43 7JT



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Carlton  
Bedford  
Bedfordshire  
MK43 7JT

£420,000

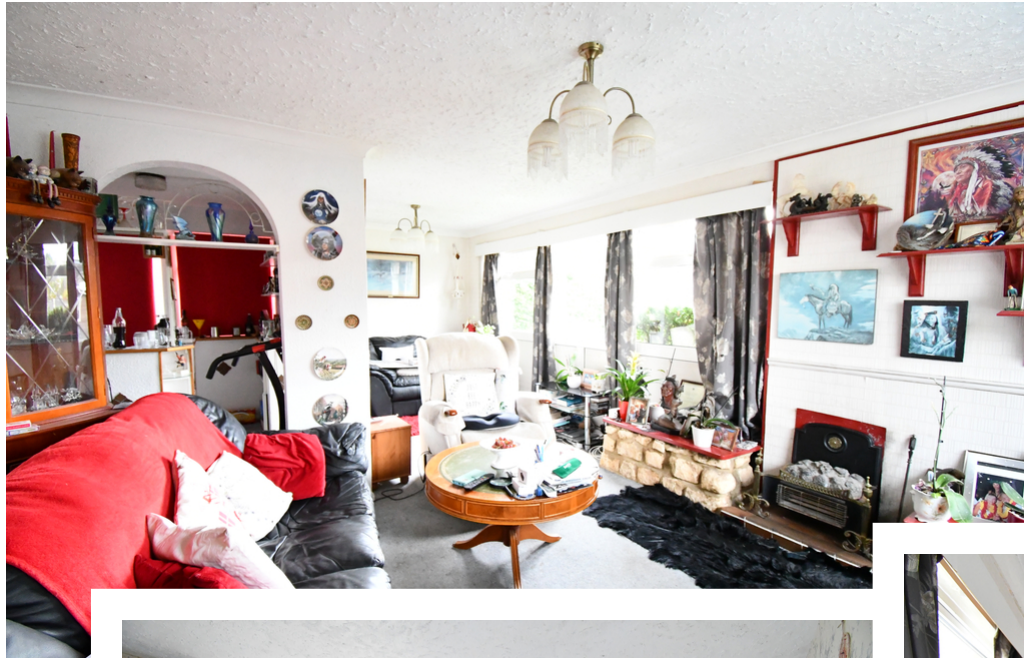
3 Bedroom detached property for sale in this cul-de-sac location in the village location of Carlton. Briefly comprising of spacious lounge, kitchen diner, main bedroom, study and wet room on the ground floor and with two bedrooms and bathroom on the first floor. Good sized rear garden. Off road parking and garage.

- 3 Bedroom detached property
- Double glazed and gas central heating
- Lounge
- Main bedroom on ground floor
- Downstairs wetroom
- Study
- Kitchen/diner/conservatory
- Two bedrooms and bathroom on the first floor
- Rear garden approximately 87ft x 37ft
- Garage & Driveway
- Solar panels

- Council Tax Band E
- Energy Efficiency Rating C



## Village location

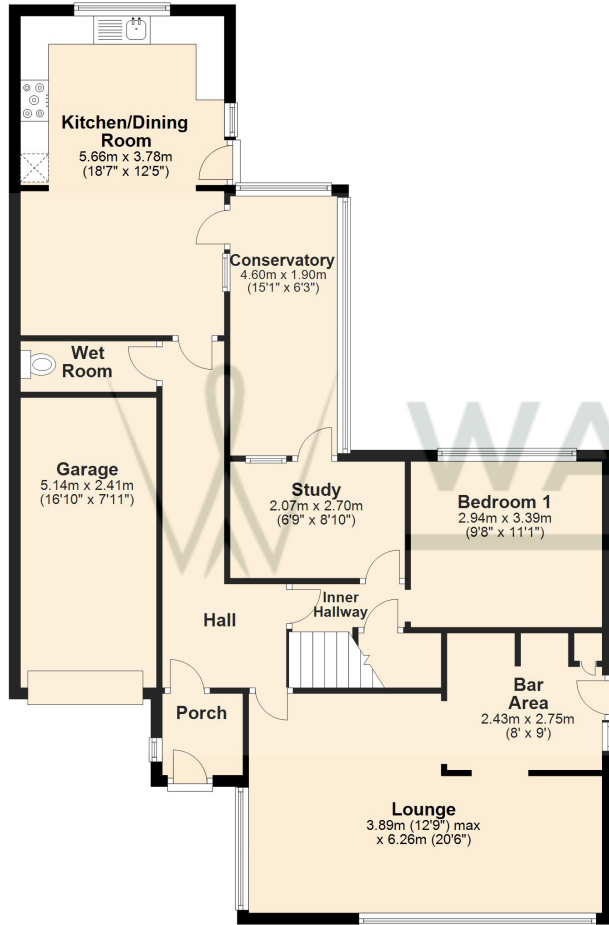


Set in this Cul-de-sac location this detached property offers ample living accommodation. Entering the property into the entrance porch with further door into the hallway. Panelled doors leading to all living areas and stairs to the first floor. Lounge is spacious with windows to two aspects, rear of the lounge the owner has installed a small bar area with a cupboard which houses the boiler (owner has informed us was only installed in 2023.) A door leads to side aspect. Along the main hallway the ground floor bedroom is located and also the study. Off the hallway is the wet room. Kitchen diner is located at the rear of the property and comes with ample fitted units with built in oven and hob, plumbing for washing machine and dishwasher. Ample room for dining table and chairs. Off the kitchen is the conservatory with doors leading to garden. On the first floor the landing has two cupboards, one housing the hot water cylinder, the other is used for storage. On this floor are the two bedrooms and the main bathroom. on the outside the rear garden has a small paved area with the remainder mainly laid to lawn, flower and shrubs and enclosed by fencing and brick walling. Front garden laid to lawn. Driveway leading to garage.



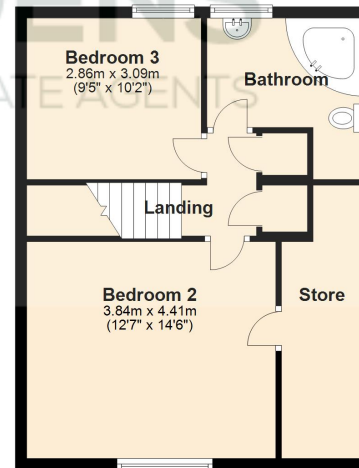
### Ground Floor

Approx. 106.7 sq. metres (1148.0 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 153.2 sq. metres (1649.4 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

**4 Rectory Close, Carlton, Bedford**

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>84</b> |
| (69-80)                                     | <b>C</b> | <b>72</b>               |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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