



12 ROTTEN ROW

RISELEY • MK44 1EJ

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KEY FEATURES

- CHAIN FREE.
- Established detached bungalow in attractive village location.
- Excellent plot with open fields to rear.
- Three comfortable bedrooms.
- Spacious sitting room and conservatory/sun lounge.
- Refitted bathroom, well-fitted kitchen.
- Deep frontage with off-road parking and garage.
- Potential to extend and improve.
- Double glazing and gas heating.
- Council Tax Band – E
- Freehold.

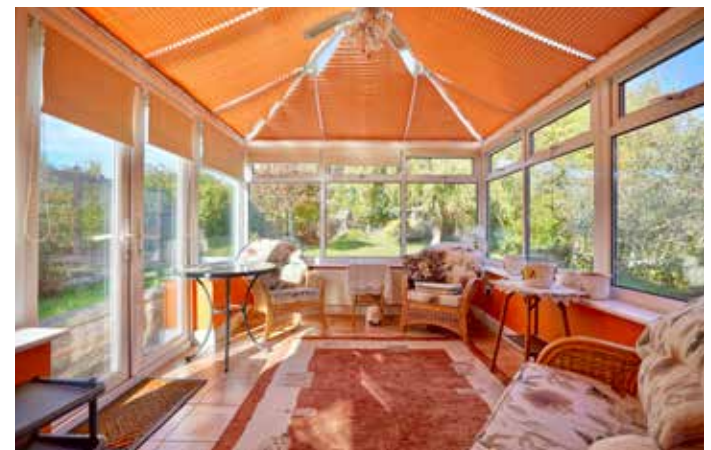
Riseley is a very popular North Bedfordshire village with excellent access to both Bedford's and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Upper School. There is a popular Public House/restaurant and a general store. Nearby Bedford's mainline railway station offers fast and frequent services to London's St Pancras International station. Bedford's southern bypass links the A1 at the Black Cat roundabout with the M1 at Junction 13.

THE PROPERTY

This neat modern detached bungalow is set well back from road in a non-estate village location yet conveniently positioned for access to the village centre and amenities.

The property would benefit from some general updating but does feature improvements including replacement window double glazing, soffits and roofline and gas-fired central heating. In brief, the accommodation comprises entrance hall, sitting room with fireplace, a well-fitted kitchen and a refitted bathroom, plus three comfortable bedrooms, with bedroom 3 ideal for use as a dining room or study. The delightful garden offers a fine expanse of lawn interspersed with mature trees and shrub beds, paved pathway and seating area, plus timber shed.

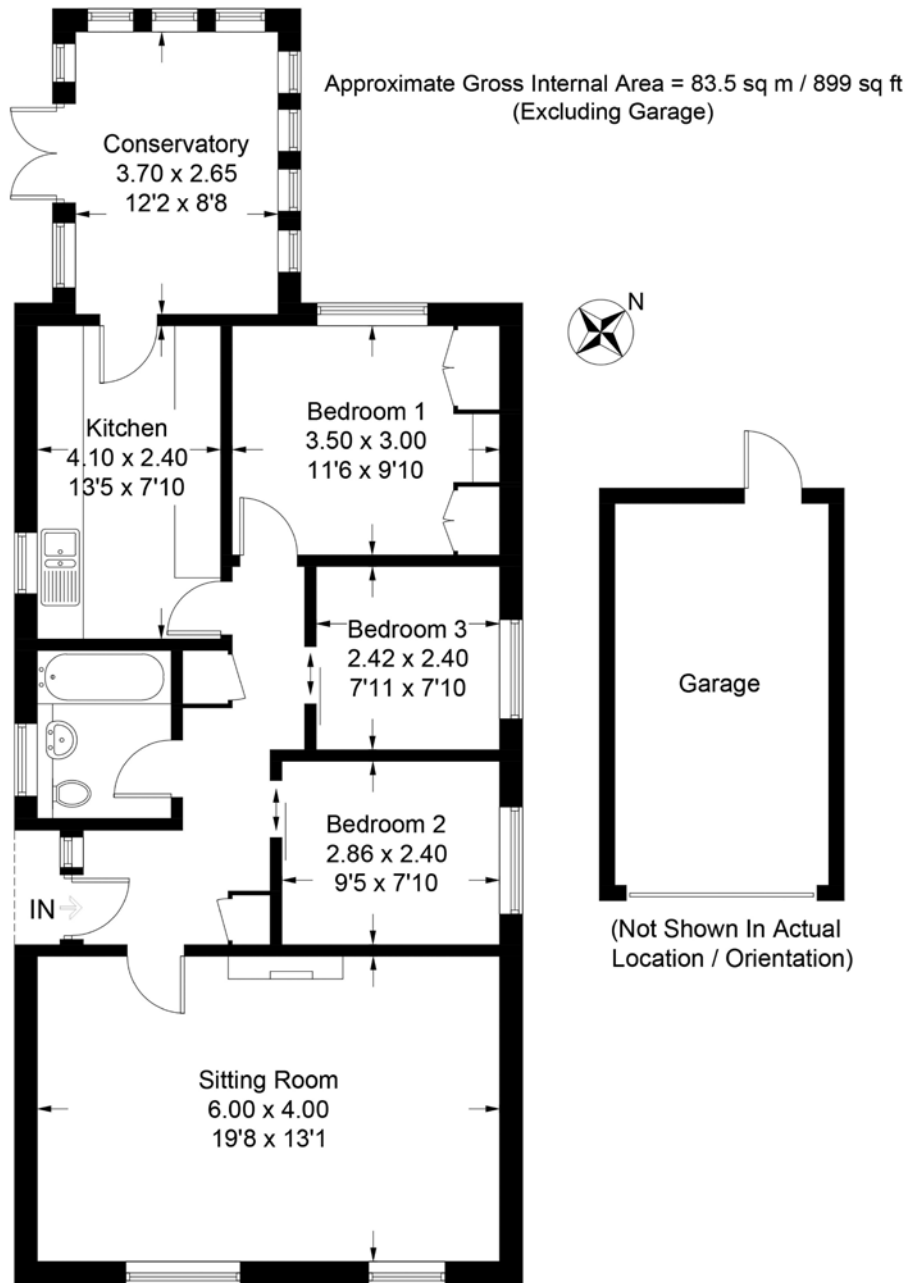
A block-paved driveway provides ample parking and access to the garage.



**Peter
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Guide Price £425,000

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID907063)
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