



Sanders Close, Kempston, Bedford MK42 8RX



Sanders Close
Kempston
Bedford
MK42 8RX

£400,000

A superb example of a 4 bedroom, extended detached property which offers bright and airy accommodation set over 2 floors. Located within 'Hillgrounds' that is well positioned to take advantage of Kempston's day to day amenities.

- Detached Family Home
- 4 Bedrooms
- Lounge
- Kitchen/ Breakfast Room
- Study & Cloakroom
- Conservatory
- Principle Bedroom With En-Suite & Fitted Wardrobe
- Garage & Driveway
- Double Glazed & Gas Central Heating
- No Onward Chain

- Council Tax Band E
- Energy Efficiency Rating D



Sanders Close is located within Hillgrounds, Kempston. A short walking distance of the river Great Ouse, a parade of local shops that include a whole host of day-to-day necessities to include Coffee shops, dentists, hair salons, library, clothes shops, public houses and restaurants. Sainsburys supermarket is also withing walking distance of this property as well as primary and secondary schools and local bus routes.



Rarely available and situated close by to riverside walks is this delightful 4 bedroom detached property in Sanders Close, Kempston.

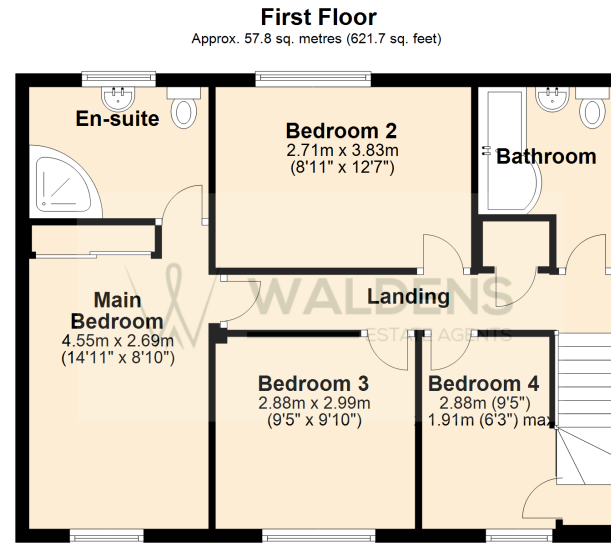
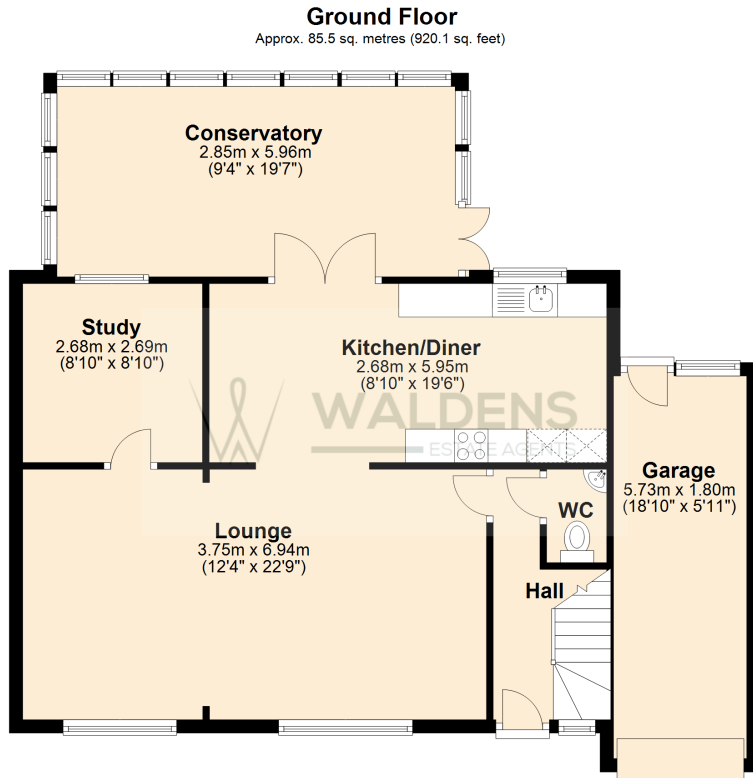
Upon entering the property to the right is a staircase rising to the first floor accommodation, built in under stair storage space and a convenient downstairs WC. Turning left from the hallway the 22ft in width lounge/dining area occupies the front of the property and is bright and airy. From the lounge at the rear is a versatile room that could be used as a home office/study or maybe a playroom. The Kitchen/Breakfast room occupies the rear of the ground floor and is well equipped with ample base and eye level units and has some integrated appliances and a breakfast bar area. completing the ground floor beyond the kitchen that is accessed via double doors is a fantastic size conservatory that has double doors leading onto the patio area.

Ascending the first floor the landing gives access to all bedrooms. The principle bedroom has fitted wardrobes and is served by an en-suite shower room. The 3 further bedrooms are of a generous size. Bathroom is fitted with a modern white suite that has a P-Shaped bath and a shower, pedestal wash hand basin and low level WC.

Outside - There is a lovely patio area that is ideal for alfresco entertaining and a well maintained expanse of lawn interspersed with well stocked flower and shrub borders. The property has a gated side access and is fully enclosed by brick walling and fencing.

Frontage - Laid to block paving to provide off road parking with a dwarf brick retaining wall.





Total area: approx. 143.2 sq. metres (1541.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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	