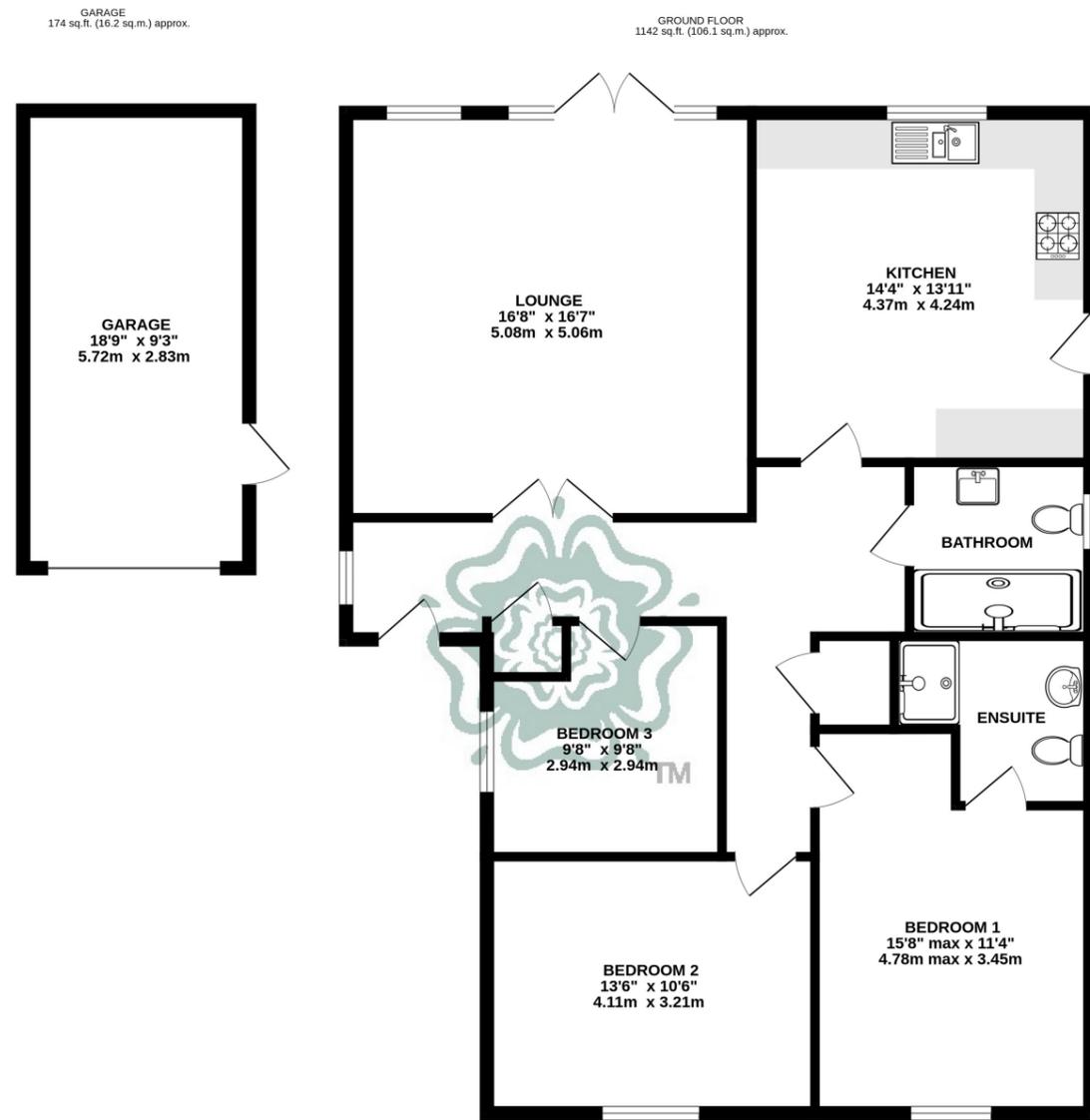
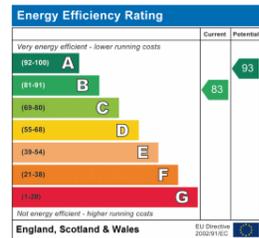


Floor Plans



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6, Carnegie Crescent

Maulden, Bedfordshire,

MK45 2PG

Offers in Excess of £550,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk



INCENTIVES AVAILABLE

This brand new 3 bedroom bungalow is located within a private close in the desirable village of Maulden with the benefit of a garage and driveway parking.

- Underfloor heating throughout.
- Rear garden overlooking open countryside.
- No onward chain.
- Garage and driveway parking.
- Kitchen/breakfast room with integrated Bosch appliances.
- 10 year new homes warranty.

Accommodation

Entrance Hall

Entrance door to the front, access to loft, two cupboards, double glazed window to the side, double doors to:

Lounge

16' 8" x 16' 7" (5.08m x 5.05m) TV point, double glazed window and patio door to the rear.

Kitchen/Breakfast Room

14' 4" x 13' 11" (4.37m x 4.24m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer with mixer tap, integrated fridge freezer, integrated Bosch oven and dishwasher, gas hob with extractor hood, double glazed window to the rear and door to side.

Bedroom One

Max. 15' 8" x 11' 4" (4.78m x 3.45m) Double glazed window to the front.

Ensuite

A suite comprising of a double shower cubicle, low level WC, wash hand basin, electric heated towel rail, shaving point, double glazed window to the side.

Bedroom Two

13' 6" x 10' 6" (4.11m x 3.20m) Double glazed window to the front.

Bedroom Three

9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to the side.

Bathroom

A suite comprising of a double shower cubicle, low level WC, wash hand basin, electric heated towel rail, shaving point, double glazed window to the side.

Outside

Rear Garden

Mainly laid to lawn with patio seating area and side gate.

Garage

Single garage with up and over door and door to garden.

Parking

Driveway providing off-road parking for two cars.

Directions

Entering Maulden via Snow Hill, proceed on to Amphill Road and then continue straight on to Clophill Road. Carnegie Crescent is on the left-hand-side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amphill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

