

4D CHURCH LANE

RISELEY • MK44 1EL



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AT A GLANCE

- CHAIN FREE Stunning new conversion by independent developer
- Over 1,200 square feet of excitingly remodelled, and upgraded accommodation
- Outstanding living space approaching 30ft. x 20 ft.
- Carefully crafted kitchen/breakfast area with comprehensive range of cabinets and Bosch appliances
- Two generous double bedrooms, en suite and family bathroom
- Gas-fired combi boiler with underfloor heating
- Neat garden with fabulous field views.
- Ample private parking with EV charging point

THE PROPERTY

Stunning Brand-New Conversion, perfectly positioned within a small, select scheme of individual properties adjacent to the village playing field. Offering over 1,200 square feet of wonderfully remodelled and enhanced accommodation, fully refitted with high-quality fixtures and fittings for the discerning purchaser.

In brief, the specification includes:

Composite front door and oak internal doors, wonderfully light and spacious living area with glazed doors opening onto the garden terrace. Finely crafted kitchen/breakfast area fitted with a comprehensive range of cabinets, quartz counters and Bosch appliances to included double oven, hob, extractor hood, fridge/freezer, washing machine. Two generous double bedrooms, both with fitted wardrobes, en suite and family bathrooms with quality Roca suites and attractive tiling.

Ample private parking with EV charging facility, enclosed and turfed garden with paved terrace, outside tap and garden shed.

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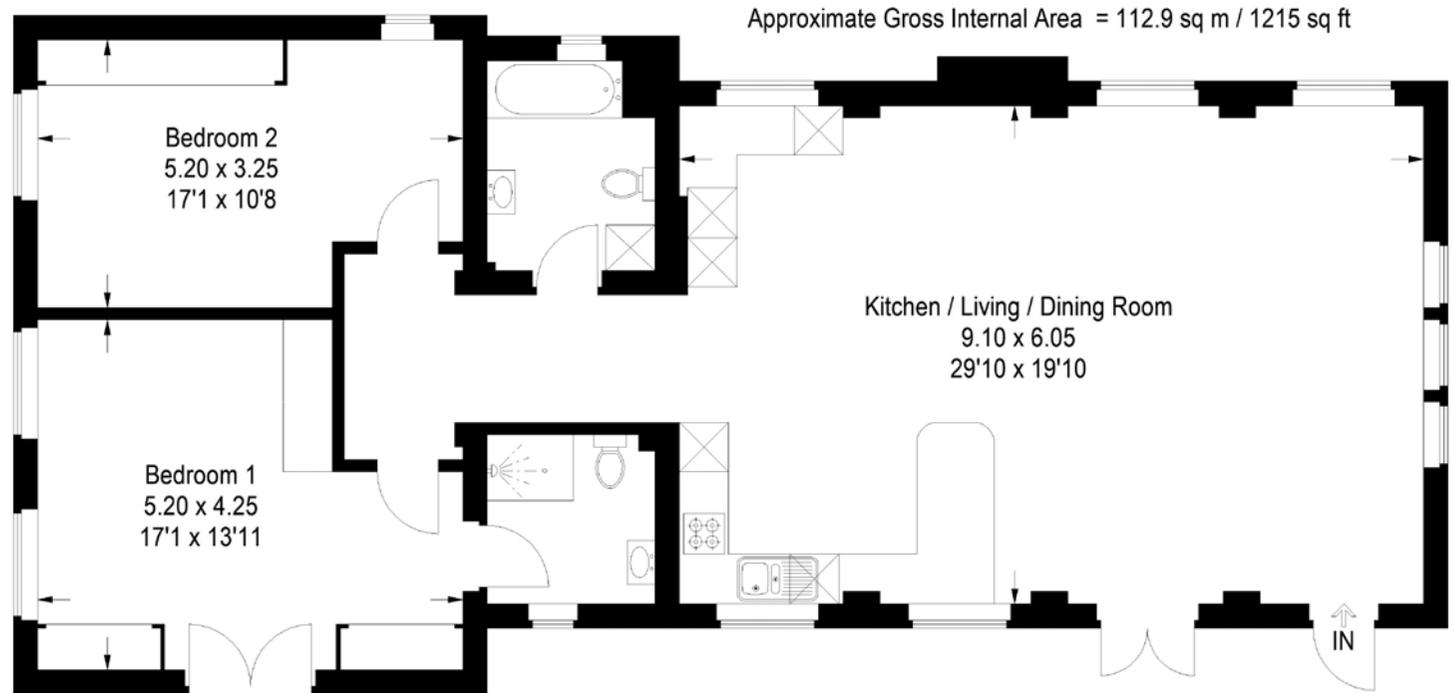




LOCATION

Riseley village in north Bedfordshire has a village shop, public house/restaurant, coffee shop and garage. Riseley Primary School feeds into Sharnbrook Academy (both Ofsted good). Private schools include Kimbolton School (6 miles) and The Harpur Trust schools in Bedford (11 miles). Rushden Lakes development is 11 miles away, off the A45 trunk road, and has a range of shops and restaurants with Marks and Spencer as its flagship store.

Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links with the M1 at Junction 13.



Ground Floor

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. (ID1277054)

Housepix Ltd



BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

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