

**For Sale**

10 Station Road, Arlesey, Bedfordshire, SG15 6RG

*Lane &*  
BENNETTS



- DELIGHTFUL TWO BEDROOM COTTAGE
- SPACIOUS 27FT LOUNGE/DINING ROOM
- NEWLY FITTED KITCHEN IN 2024
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM + GROUND FLOOR BATHROOM
- HUGE BOARDED LOFT IDEAL FOR FUTURE POTENTIAL DEVELOPMENT (STPP)
- COURTYARD + LARGE PRIVATE GARDEN
- GARAGE & 2 PARKING SPACES
- WALKING DISTANCE TO LOCAL AMENITIES + BUS ROUTES
- COUNCIL TAX BAND B / EPC D

Offers in Excess of £300,000

Freehold

**Lane & Bennetts Langford**

**01462 700555**

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<http://www.laneandbennetts.co.uk/>