



8 BEANFIELD CLOSE

RISELEY • MK44 1ES

8 BEANFIELD CLOSE

RISELEY • MK44 1ES

AT A GLANCE

- CHAIN FREE - Outstanding modern family home.
- Over 1,200 square feet of excitingly remodelled accommodation.
- Welcoming entrance hall with guest cloakroom.
- Spacious lounge and separate dining room with French doors opening onto the garden patio.
- Well-appointed kitchen/breakfast room and practical utility.
- Useful study/home office.
- Four bedrooms including principal with built-in wardrobes and en suite.
- Delightfully private garden and ample off-road parking.
- Full gas-fired central heating – EPC rated C.
- Well-served village and convenient for access to major road and rail links.

THE PROPERTY

A well-planned modern home, perfectly located for village life whilst remaining convenient for those requiring access to major road and rail links.

Chain free, the property has been extensively remodelled and recently refreshed to offer over 1,200 square feet of accommodation that is ideal for the growing family.

In brief: the property features a welcoming reception hall with guest cloakroom, generous lounge with double doors opening into a separate dining room with French doors to the garden; for those requiring even more space, there is a useful study/home office. The well-appointed kitchen/breakfast room offers extensive countertop space with inset one and a half bowl sink and a comprehensive range of cabinets with appliances to include dishwasher and oven and hob with extractor over. Kick space heater and gas-fired combi boiler. The utility features a good range of fitted cabinets and space for appliances.

There are four comfortable bedrooms, including a spacious principal with built-in wardrobes and en suite, and a family bathroom.

The delightfully private garden is not overlooked to the rear and there is ample parking to the front.

**Peter
Lane &**
PARTNERS
—EST 1990—

Offers Over £350,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day



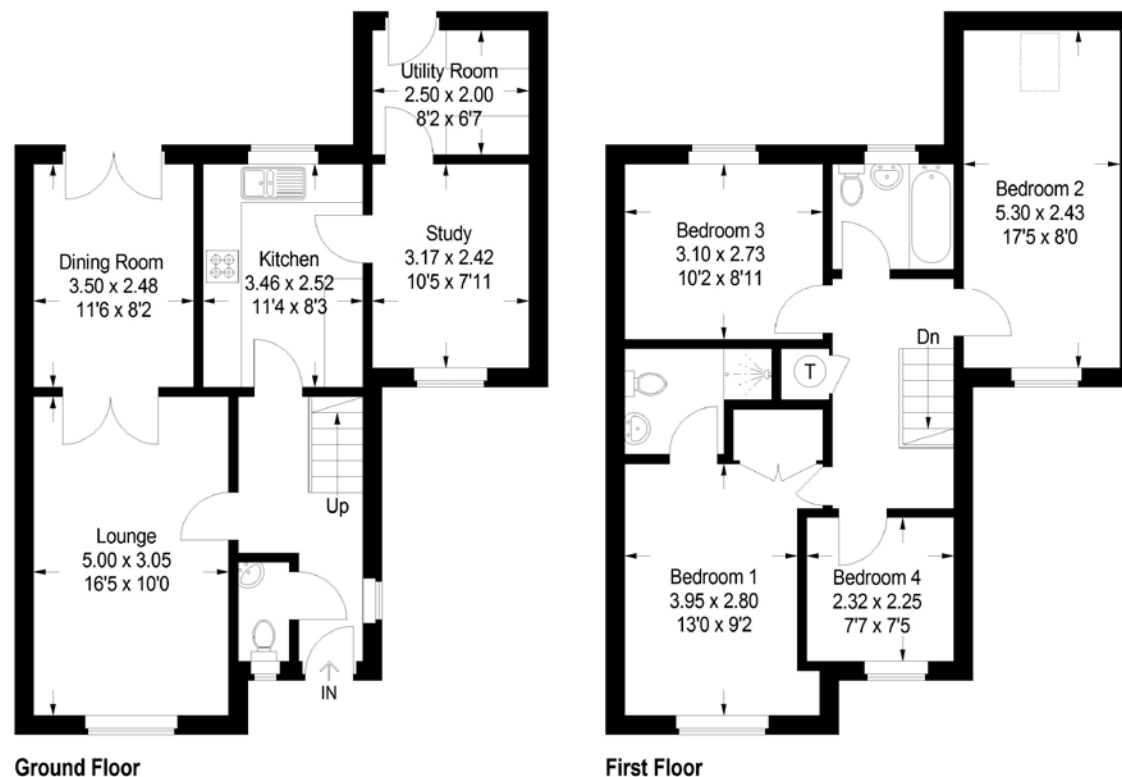


Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

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.



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. (ID1228772)

Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

Peter Lane & PARTNERS
EST 1990

move with US
Property, properly.

naea | propertymark
PROTECTED

Zoopla

PrimeLocation.com

rightmove

The Property Ombudsman
SALES

MAYFAIR
office.co.uk

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.