



Chantry Road, Kempston, Bedford, Bedfordshire MK42 7QT



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£330,000

3 Bedroom extended semi-detached property offering spacious living accommodation. Briefly comprising of lounge, open planned sitting room and dining area. Kitchen, cloakroom. Off road parking and generous sized rear garden.

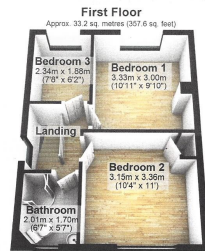
- UPVC Double Glazed Windows & Gas Radiator Central Heating
- Lounge
- Open planned sitting room/dining area/kitchen
- 3 Bedrooms
- Cloakroom
- Shower room
- Front garden providing off road parking
- Games room which was formerly the garage

- Council Tax Band C
- Energy Efficiency Rating D



Entering the property into the entrance hall with stairs to first floor and doors to living areas. Cloakroom with W.C and wash hand basin. Lounge with feature fireplace and window to front aspect. Open planned sitting/dining/kitchen, the sitting area has a real fire which makes a wonderful feature to this room. Sitting area leads into the dining area with French doors leading to the rear garden and skylight window to rear. Kitchen is fitted with a range of units with built in oven and hob, space and plumbing for washing machine and dishwasher. Door to rear garden. On the first floor you have two double bedrooms and one single. Shower room fitted with shower cubicle, W.C and wash hand basin. Outside the rear garden is mainly laid to lawn, part of the rear garden is laid to paving, double gates leading to front. Games room which was formerly the garage and has been upgraded so is usable all year round and could make an ideal office. Front garden laid to stones providing off road parking.





Total area: approx. 110.8 sq. metres (1193.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	