



Lichfield Close, Kempston, Bedford MK42 8UA

WALDENS ESTATE AGENTS

Lichfield Close  
Kempston  
Bedford  
MK42 8UA

£340,000

Waldens are pleased to bring to the market this charming three bedroom detached home with conservatory and en-suite. Positioned in a cul-de-sac with off road parking and garage.

- Three Bedroom Detached House
- En- Suite To Principle Bedroom
- Cloakroom
- Lounge /Diner
- Conservatory
- Garage & Drive
- Rear Garden
- Gas Central Heating
- Double Glazed Windows

- Council Tax Band D
- Energy Efficiency Rating C



Lichfield Close is found just off Hillgrounds Road close to parks and leisure centre. Walking distance of local convenience store.

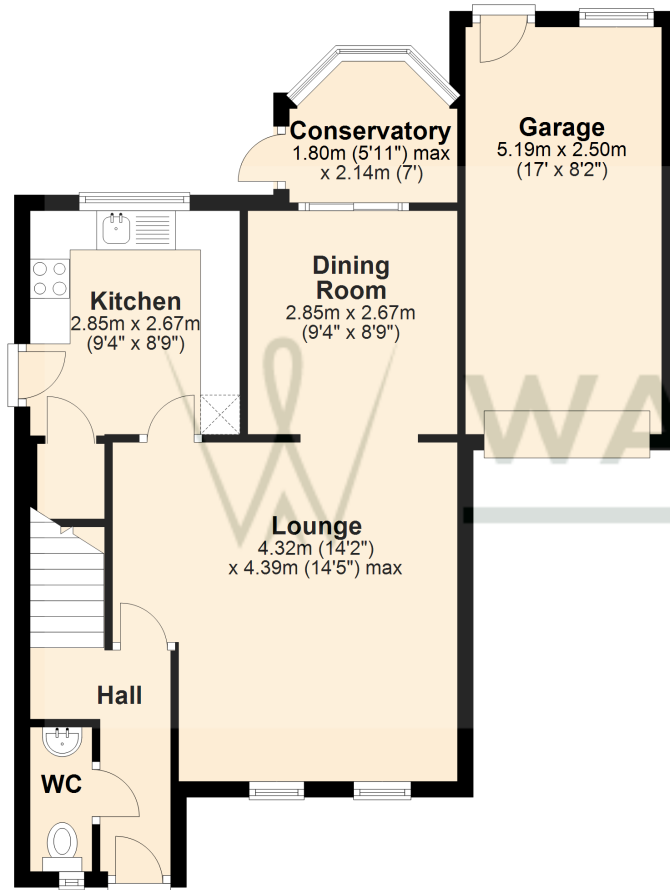


Entering the property into the hallway which has stairs to first floor and doors cloakroom with low level WC and wash hand basin. Door to lounge/diner which runs front to back. The dining area has a French door into the cosy conservatory, with doors into the garden. The kitchen has a nice selection of storage cupboards, with built in oven and hob. Integrated fridge/freezer. Plumbing for washing machine. Upstairs you have three generous proportion sized bedrooms with en-suite shower room to the main bedroom. Bathroom has vanity basin with cupboards under, low level wc and bath. Outside the property the garden has a lovely range of flowers and shrubs. Generous patio area and access to the garage. Enclosed by fence boundary with gated access to the front. The garage has parking for one vehicle to the front and up and over door. The garage has storage with power.



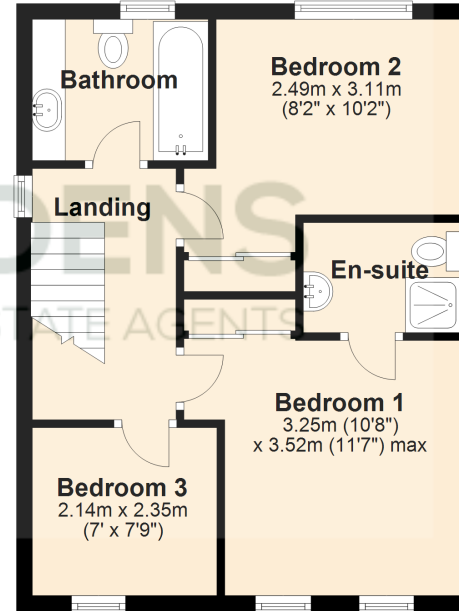
### Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

