

'The Spinney'  
Sandy Lane, MK44 2AE





**'The Spinney'  
Sandye Lane  
Swineshead  
Bedford  
MK44 2AE**

This beautiful detached home has been fully renovated to a high specification. The four bedroom bungalow sits on a landscaped private plot, tucked down a quiet country lane in the idyllic and sought after village of Swineshead. Offering around 2000 Sq. Ft. of immaculately presented accommodation. Briefly comprising a stunning open plan kitchen/breakfast/dining space, large sitting room with decorative fireplace, main bedroom with dressing area and en suite bathroom, luxury main bathroom with under floor heating, three further good sized bedrooms, a 32ft garden room, utility room and additional WC.



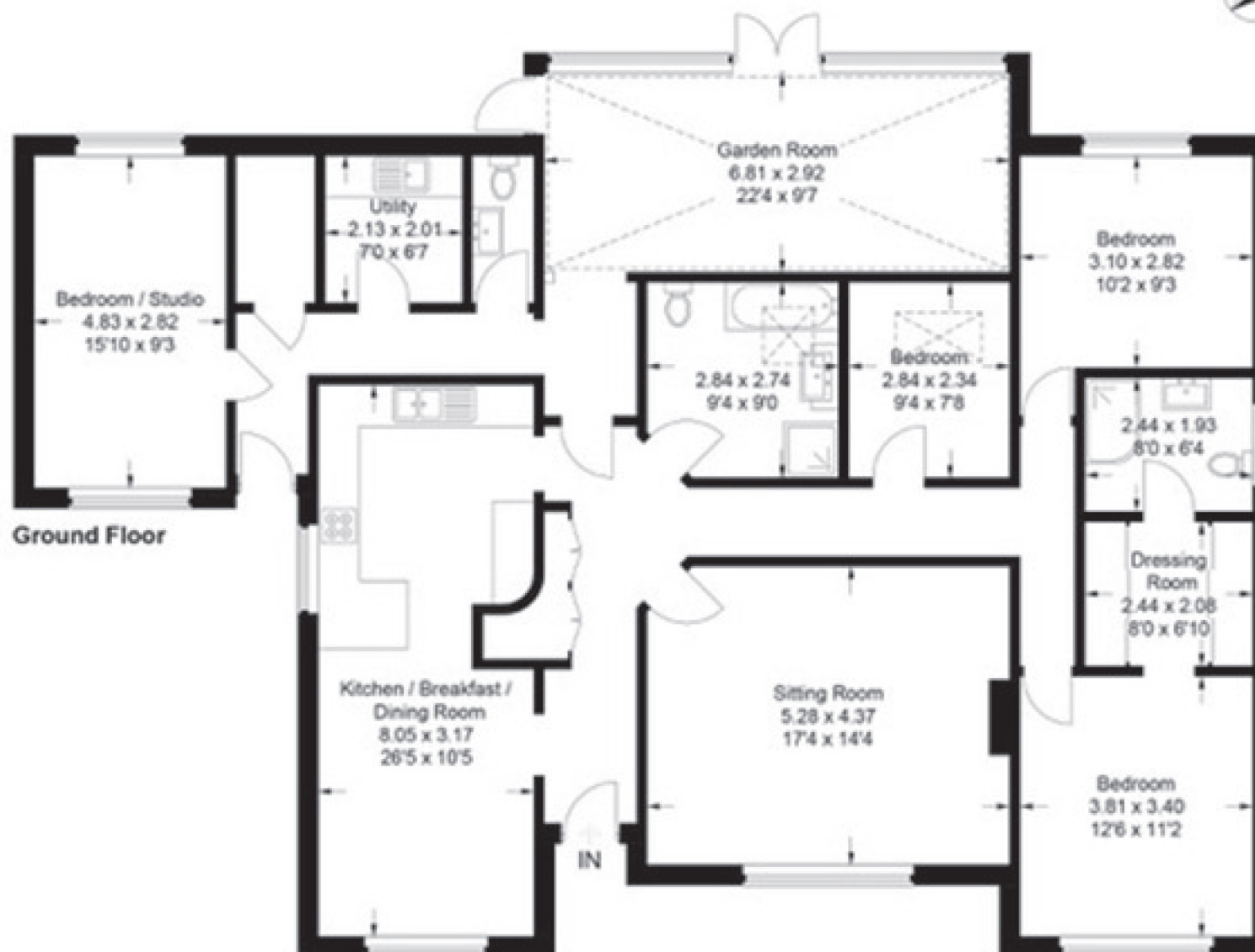
## KEY FEATURES

- *IDYLLIC, QUIET, VILLAGE LOCATION*
- *SMALL LANE SURROUNDED BY COUNTRYSIDE*
- *FULL INTERNAL RENOVATION*
- *ACCOMMODATION APPROACHING 2000sq ft*
- *ONE THIRD ACRE PLOT*
- *OPEN PLAN ASPECT TO LOUNGE / DINING SPACE*
- *LARGE LOUNGE WITH OPEN FIREPLACE*
- *GARDEN ROOM OPENING TO WEST FACING VIEWS*
- *MASTER BEDROOM WITH DRESSING AREA & EN SUITE*
- *LUXURY MAIN BATHROOM WITH UNDERFLOOR HEATING*
- *STRIKING ENTRANCE HALL, UTILITY & CLOAKROOM*
- *THREE FURTHER BEDROOMS*



# The Spinney, Sandye Lane, Swineshead

Approximate Gross Internal Area  
175.8 sq m / 1,892 sq ft



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.

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## AGENTS NOTES

SERVICES  
OIL HEATING  
BROADBAND WITH EXTENDED WIFI  
MAINS WATER

TENURE  
FREEHOLD

COUNCIL TAX BAND  
G

LOCAL AUTHORITY  
CENTRAL BEDFORDSHIRE

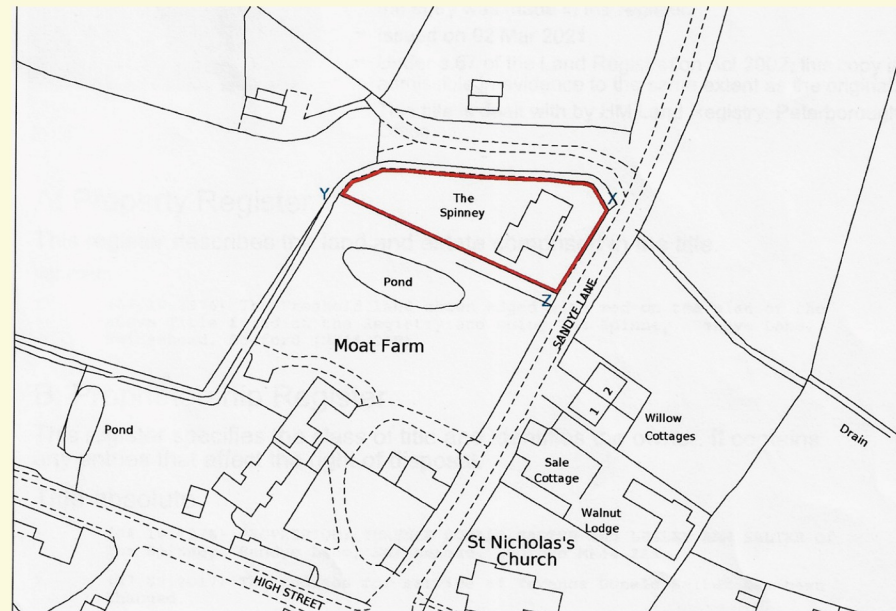
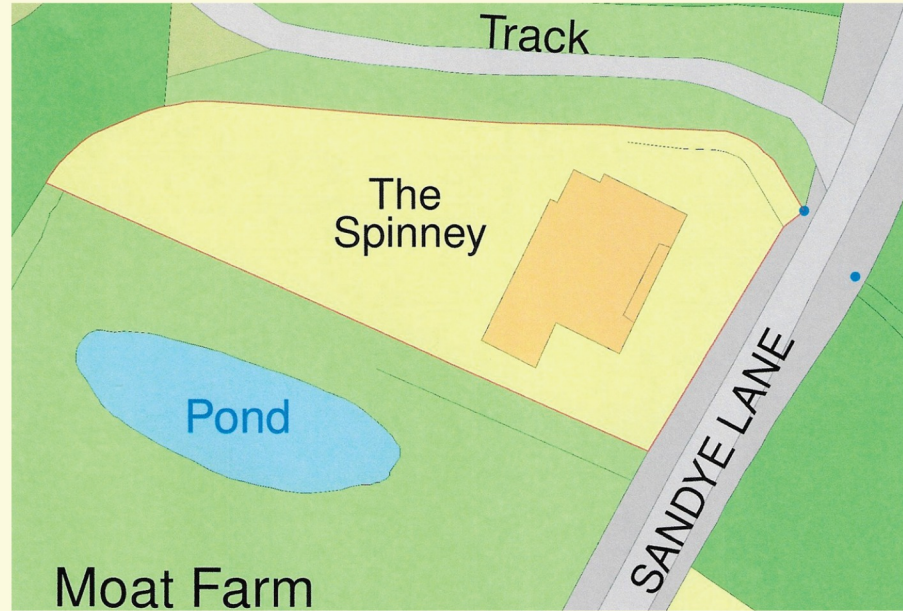
VIEWING APPOINTMENTS  
STRICTLY BY APPOINTMENT ONLY

## AREA INFORMATION

### THE LOCATION

Swineshead is a pretty, sought after idyllic Village rich in history and notable buildings, surrounded by open countryside and woodland, yet only a mile and a half from the larger Village of Risely, and three miles from the famous market town of Kimbolton, with its pubs, restaurants, many shops, doctors, dentist, schools and Post office. For commuters St. Neots station is a 15 minute ride, with trains to Kings Cross/St. Pancras (45 mins.) as well as Cambridge and the North. The A1(M) North and South is also accessible there. The County Town of Bedford can also be reached in 18 minutes.

There's a feeling of community in the Village, with it's pop-up pub, Village hall and Church hosting regular events.



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 THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.