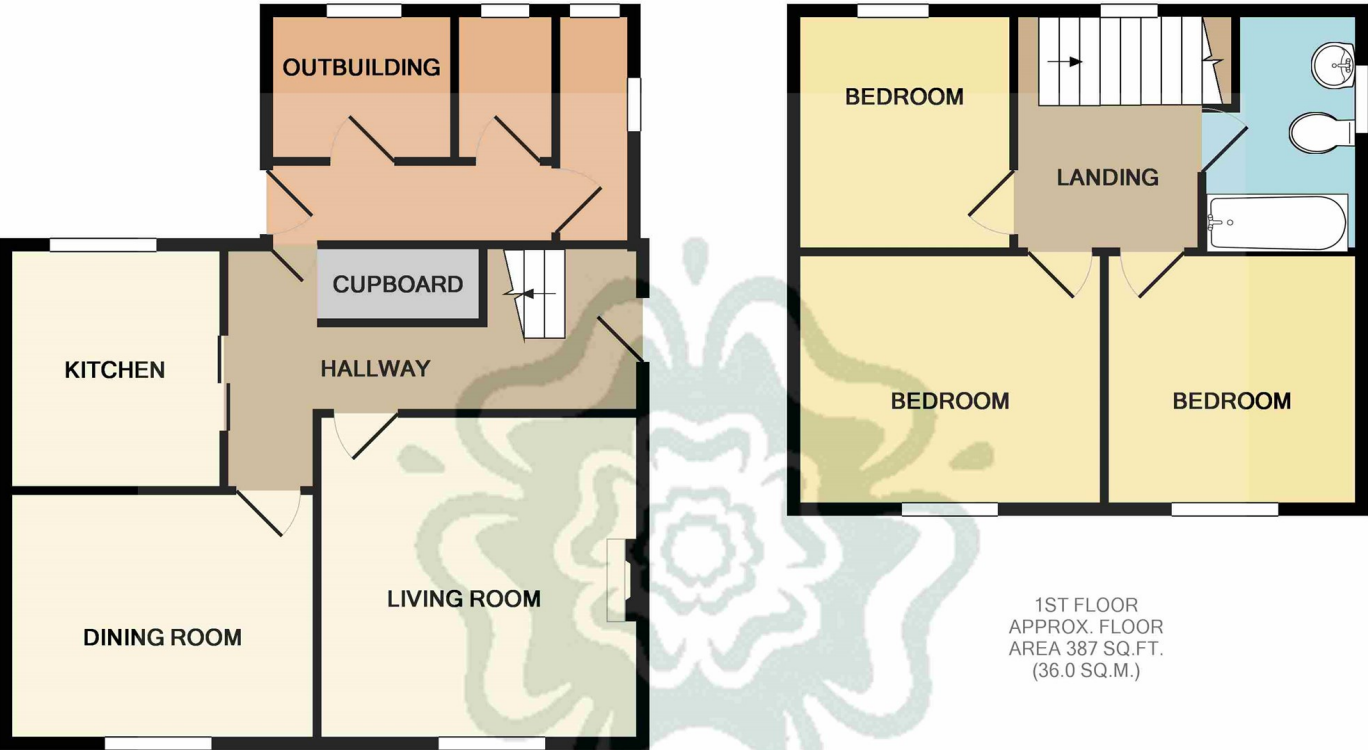


Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



6, Station Crescent

Lidlington, Bedford,
MK43 0SD
£270,000



Offering great potential, this three bedroom Dutch style semi detached home is in need of updating however provides an opportunity to extend and modernise to your desires (STPP)

- Garden in excess of 100ft
 - TWO RECEPTION ROOMS
 - Useful outbuildings that several neighbours have converted into property space
- THREE BEDROOMS
 - NO CHAIN
 - PARKING FOR TWO CARS

Ground Floor

Entrance Hall

Wall mounted electric heater, double glazed entrance door, stairs rising to first floor accommodation, under stairs storage cupboards.

Lounge

12' 2" x 12' 1" (3.71m x 3.68m) Brick fireplace, picture rail, wall mounted electric heater, double glazed window to front.

Dining Room

11' 6" x 9' 4" (3.51m x 2.84m) Picture rail, double glazed window to front.

Kitchen

9' 1" x 8' 1" (2.77m x 2.46m) A range of base and wall mounted units with work surfaces over, tiled splashbacks, one and a half bowl sink drainer with tap over, integrated double oven, space for fridge freezer, electric hob and hood, double glazed window to rear.

First Floor

Landing

Double glazed window to side, access to loft, airing cupboard housing hot water tank.

Bedroom One

11' 0" x 9' 6" (3.35m x 2.90m) Electric storage heater, double glazed window to front.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m) Electric storage heater, double glazed window to front.

Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m) Electric storage heater, double glazed window to rear.

Bathroom

A suite comprising of panelled bath with shower over, wash hand basin, low level WC, double glazed window to front, tiling to splashback areas.

Outside

Outbuildings

Several brick outbuildings attached to the property.

Parking

Off road parking for several cars.

Rear Garden

Approx 100ft. Mainly laid to lawn with a variety of shrubs, bushes, fruit trees and other mature trees. outside tap, side access.

Directions

Enter Lidlington from the High Street. Turn right into Church Street and proceed over the railway crossing into Station Road. Station Crescent is the second turning on the left.

LIDLINGTON - Is a small Central Bedfordshire village surrounded by farmland in the Marston Vale. The village has, a pub, a hairdresser and a general store, plus a nearby lake with sporting facilities. The village lies between the main A421 Bedford to Milton Keynes road and the A507 Ampthill to Woburn Road. Lidlington railway station is on the Marston Vale Line, which gives good access to Bedford and Bletchley mainline stations. There is also good access for walkers along the Greensand Ridge long distance footpath. Nearby facilities and attractions include Milton Keynes Centre 11.9miles away, Flitwick train station with links to London 4.2miles. Nearby golf clubs include Woburn 7.8miles, Aspley and Woburn Sands 5miles and Millbrook golf club2.9miles. Bedford town centre is 9miles away and Woburn Forest Centre Parcs is just 3.6miles away.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

