



Lorraine Road, Wootton, Bedford MK43 9DG



Lorraine Road
Wootton
Bedford
MK43 9DG

£340,000

3 Bedroom extended semi-detached property offered for sale with no onward chain. The extensions to the front and rear providing spacious living space. Extended kitchen with cloakroom. 3 Bedrooms and shower room. Off road parking and garage.

- Well presented 3 Bedroom extended semi-detached property
- Double glazed and gas central heating
- Lounge
- Dining room/ sitting room
- Kitchen
- Cloakroom
- 3 Bedrooms and shower room
- Front & Rear gardens
- Garage & Driveway

- Council Tax Band C
- Energy Efficiency Rating C



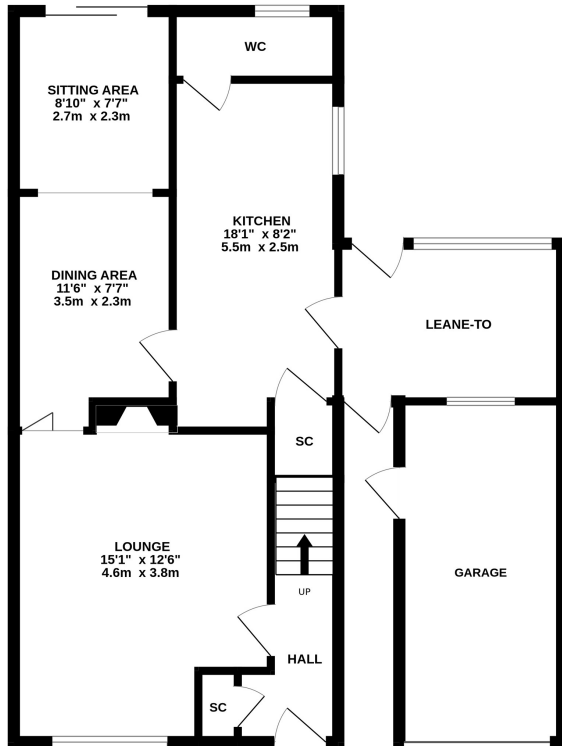
Village location



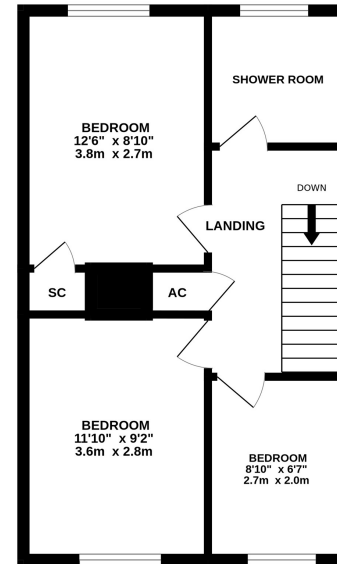
Entering the property into the entrance hall with a handy storage cupboard. Stairs to first floor and door to lounge. Lounge with window to front aspect and doorway leading into the dining/sitting room. Dining room with room to dine, the extension at the rear provides an extra area to sit and relax with patio door to the rear garden. Kitchen with a range of units with built in oven and hob, plumbing for washing washing. Storage cupboard. Cloakroom with W.C and wash hand basin. From the kitchen you can access the side the side of the property which goes into the lean-to where you can access the garden and front aspect. On the first floor bedroom one with built in bedroom furniture. Two further bedrooms. Modern shower room finishes off the inside of this property. Rear garden is mainly laid to lawn with patio area, it is enclosed by wooden fencing. Front of the property is mainly laid to paving providing off road parking. Garage at side of the property.



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

Waldens Estate Agents Limited for themselves and for the vendors or lesser of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.

