



73 Mount Pleasant Road,
Clapham, Bedford. MK41 6BU





£285,000

Freehold

Set within the heart of Clapham with easy access to Bedford and the North Bedfordshire villages. This lovely established three bedroom family home in Mount Pleasant Road offers everything for the 'First Time Buyer' looking to take a step onto the property ladder. Clapham itself offers beautiful riverside walks, there are local facilities to include a mini Tesco supermarket, riverside pub and restaurant, a doctor's surgery, a dental practice, and a Post office, and within distance to Sharnbrook & Lincroft Academy schools. Bedford train station approximately 2 miles away with direct service in the capital. Bedford golf club is just a Par shot away.



Entrance Porch

Enter this delightful property via the brick built porch via the uPVC door. Inside the entrance there is plenty of space in which to hang your coats and slip off your shoes before entering into the main house.

Entrance Hall

Enter the main property by the wooden glazed carolina style door. Inside the hallway there are doors to the lounge and kitchen - seating dining area. There is also a handy storage cupboard housing the electric meter and room for hanging space. The hall is decorated in wood panelling and dado rail and radiator.

Lounge

3.80m x 3.85m (12' 6" x 12' 8") Step into this classic style lounge full of charm and charisma. The lounge is fitted with a wooden fire surround and tiled hearth with featured electric coal effect fire. The picture window to the front allows for pure natural light to flood into the room to make it even more cosy with the oncoming winter nights approaching. There are double electrical sockets and TV point and telephone points.

Kitchen - Dining Room

2.60m x 5.80m (8' 6" x 19' 0") This delightful kitchen is fitted in white cabinets and dressed with mottled black work surfaces over. The kitchen looks out onto the beautiful rear garden and there is a double glazed window to the rear. The kitchen is fitted with space for cooker and dishwasher with undercounter style space for fridge and freezer. The kitchen is also fitted with a stainless steel sink with flip mixer tap, tiling to water sensitive areas. The kitchen also features a seating/ breakfast area to enjoy the family meals together. The seating area is also fitted with French doors which open out to the garden onto the patio area. There is a door to the cupboard housing the Worcester combination boiler and gas meter along with storage shelving. The small inner passage leads to a further storage cupboard with shelving and side uPVC door opening out onto the covered garage area. There are downlighters and ceramic floor tiling.

First Floor Landing

The landing is approached from the main entrance hallway via the stairs. There is a double glazed window to the side aspect. There is a loft access with ladder light, and is fully boarded. Doors to all rooms.

Master Bedroom

3.10m x 3.50m (10' 2" x 11' 6") The master bedroom is located to the front of this property. Dressed with neutral tones and character style picture rail decorative mouldings. The bedroom is fitted with sliding mirrored wardrobes, double sockets and radiator. The trendy light is also fitted with a ceiling fan and is remote controlled. There is picture style window and radiator to complete the room. The master bedroom is also fitted with a spectacular black out blind.

Bedroom Two

2.60m x 3.70m (8' 6" x 12' 2") Bedroom two is located to the rear of this lovely property and overlooks the garden. There is a built in wardrobe with shelving, double electrical sockets and radiator.

Bedroom Three

2.30m x 2.60m (7' 7" x 8' 6") The third bedroom is situated to the front and is currently being used as a home office, although it could easily be used as a bedroom. There is a fitted wardrobe for storage and radiator.

Family Bathroom

1.67m x 1.95m (5' 6" x 6' 5") The family bathroom is fitted with a traditional white suite. There is an opaque window to the rear for privacy. The enamel bathroom includes a bath with panel and side grip handle. There is a fitted electric Triton shower over and the suite is complete tiled to water sensitive areas. The vanity unit is complimented by a modern style square sink with flip waterfall tap, low level manual Bidet WC. The bathroom is also fitted with a white ladder radiator, and there are downlights and shaver socket to complete the picture.

Rear Garden

The established south facing rear garden is just perfect and set out for you to enjoy all year round. When it gets too hot then why not just shade yourself with the garden awning with protective wind cover and stabiliser bars. There is a lovely patio area for those moments when you simply just want to relax and listen to the late blackbirds evening song. The garden is also home to a lawn area with traditional plant borders. During the summer and winter months maybe you'd like to take a soak in the Doughboy circular swimming pool with solar panels fitted onto the garden outside shed and an additional storage bunker. The shrubs and trees and the delicious pear tree add to the ambience this lovely home has to offer. The garden is enclosed by areas of timber fencing and brick wall. There is sensed security lighting. Door to the garage and covered driveway and outside tap.

Garage

2.50m x 5.00m (8' 2" x 16' 5") The main garage is sectional with opening doors. There are wooden doors opening out onto the side covered carport area measuring (2.50m x 8.00m) (8' .20" X 26' X 24") with further wooden doors to the front. There is also power and a light connected.

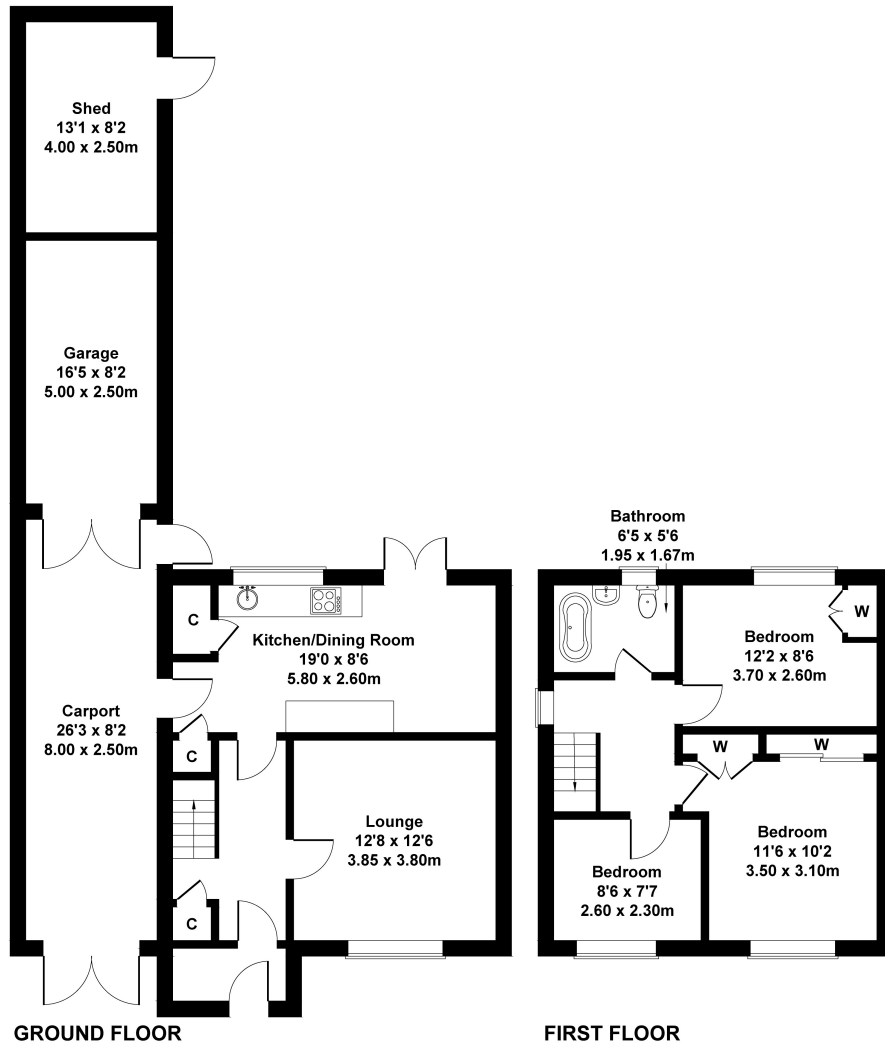
Front Garden


The front garden allows for numerous vehicles to be parked. There is a paved and gravel frontage. There are double ornate gates for privacy and enclosed by small timber fencing and privet hedgerow.



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Approximate Gross Internal Area
1163 sq ft - 108 sq m
(Excluding Carport)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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