

Directions

MK44 3AP.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 179.7 sq. metres (1933.9 sq. feet)
Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



The Cottage, 31 The Lane, Wyboston, Bedford. MK44 3AP.

Offers Over £550,000

This delightful cottage style home has been vastly extended and has a wonderful blend of character and modern features along with ample parking, numerous outbuildings and a good sized rear garden. The well planned accommodation includes three reception areas with a multi-fuel stove and underfloor heating, a wet room, utility room, quality fitted kitchen/breakfast room with a range style cooker and access to the rear garden. On the first floor there are three good sized bedrooms, the main bedroom has an en-suite shower room and double doors to a large balcony which overlooks the rear garden and beyond, a family bathroom completes the upstairs. Outside there is good garden space all-round the property and a number of outbuildings, the feature of which is a large, well equipped home office. We strongly recommend internal viewing to fully appreciate this unique and versatile home.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS

Tel: 01480 211777
www.bennettlorusso.co.uk

Ground Floor

Entrance Solid wood entrance door, tiled floor, stairs to the first floor with cupboard under and housing the heating controls, open plan to the Day Room.

Day Room 4.55m x 3.50m (14' 11" x 11' 6") Tiled floor with underfloor heating, sealed unit double glazed window to the front, recessed lighting to ceiling.

Living Room 3.50m x 3.50m (11' 6" x 11' 6") Modern raised fireplace with multi fuel burning stove, tiled floor with underfloor heating, TV point, sealed unit double glazed window to front, recessed lighting to ceiling. Opening on to:

Dining Room Sealed unit double glazed window to the side and French style doors to the rear garden, tiled floor with underfloor heating, recessed lighting to ceiling, opening on to:

Kitchen/Breakfast Room Kitchen & Dining Area measured as a max 'L' shape 7.80m x 5.90m (25' 7" x 19' 4") Fully fitted with a good range of white contemporary base units and Quartz work surfaces, inset bowl & 1/4 sink with a 'pull-out spray' style mixer tap, plumbing for a dishwasher, an electric 'Range' style cooker and extractor hood over, fridge/freezer space, breakfast bar, sealed unit double glazed window and a stable door to the rear garden, tiled floor with underfloor heating, recessed lighting to ceiling.

Utility Room/Side Lobby 3.60m x 2.90m max (11' 10" x 9' 6") Fitted storage, cupboard housing the hot water cylinder, plumbing for washing machine, oil fired boiler, tiled floor, sealed unit double glazed window to side, Composite door to the front and further door to the side/rear garden.

Wet Room Fully tiled walls and floor, shower area, wash hand basin and low level WC, roof window, extractor fan, heated towel rail, shaver point, recessed lighting to sloping ceiling.

First Floor

Landing Access to the loft space, radiator, sealed unit double glazed window to front, Oak flooring, recessed lighting to ceiling.

Main Bedroom 3.90m x 3.30m (12' 10" x 10' 10") Sealed unit double glazed window to side and French style doors on to the balcony, solid wood floor, a good range of fitted wardrobes, radiator, recessed lighting to ceiling, door to en-suite.

Balcony 4.70m x 2.50m (15' 5" x 8' 2") With timber floor and railings, power point.

En-suite Shower Room Three piece white suite incorporating a corner shower enclosure with sliding doors, body jets, a dual head shower and integrated speakers, wash hand basin and low level WC, sealed unit double glazed window, radiator, fully tiled walls and floor, shaver point.

Bedroom Two 3.55m x 3.25m (11' 8" x 10' 8") Fitted wardrobes to one wall, solid wood flooring, radiator, sealed unit double glazed window to front, recessed lighting to ceiling.

Bedroom Three 4.0m x 2.40m (13' 1" x 7' 10") A good sized bedroom but currently used as a dressing room with fitted wardrobes, shelving and drawers, vanity area, radiator, sealed unit double glazed window to front, solid wood flooring, recessed lighting to ceiling.

Bathroom Three piece white suite comprising a modern panelled bath with mixer tap and shower attachment, wash hand basin and low level WC, fitted cupboards, fully tiled walls and floor, shaver point, extractor fan, radiator, sealed unit double glazed window, recessed lighting to ceiling.

Exterior

Frontage Mainly gravelled for ample parking, wooden gates for security, timber storage shed/workshop with power and lighting, a water well, secure side access gate.

Rear Garden Enclosed and laid to lawn, a large paved patio which is partly covered and has lighting, gate to the front, timber decking area, with a brook to the rear, two timber sheds and a good sized metal shed all with power and lighting, plus two more substantial outbuildings and then there is a further side garden which is secluded, laid to lawn and has lighting.

Outbuildings Home Office. 5.40m x 3.10m (17' 9" x 10' 2") Is a good sized, fully insulated and alarmed Office with ample power and lighting, air conditioning unit, double glazed windows, broadband point, laminate wood flooring and recessed lighting to ceiling plus its own Kitchenette 2.2m x 1.95m (7' 3" x 6' 5") which has a stainless steel sink, fitted cupboards and a door to the rear garden.

Wood Store with double wooden doors 3.25m x 1.45m (10' 8" x 4' 9")

Utility Store with Large stable type door 3.95m x 2.80m (13' 0" x 9' 2") Fully insulated.

Workshop Double outward opening doors. 3.00m x 1.85m (9' 10" x 6' 1")

Bike Store Double sliding doors 3.30m x 3.05m (10' 10" x 10' 0")

Notes FREEHOLD.
Council tax band E with Bedford Borough Council - £2,605.75 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	