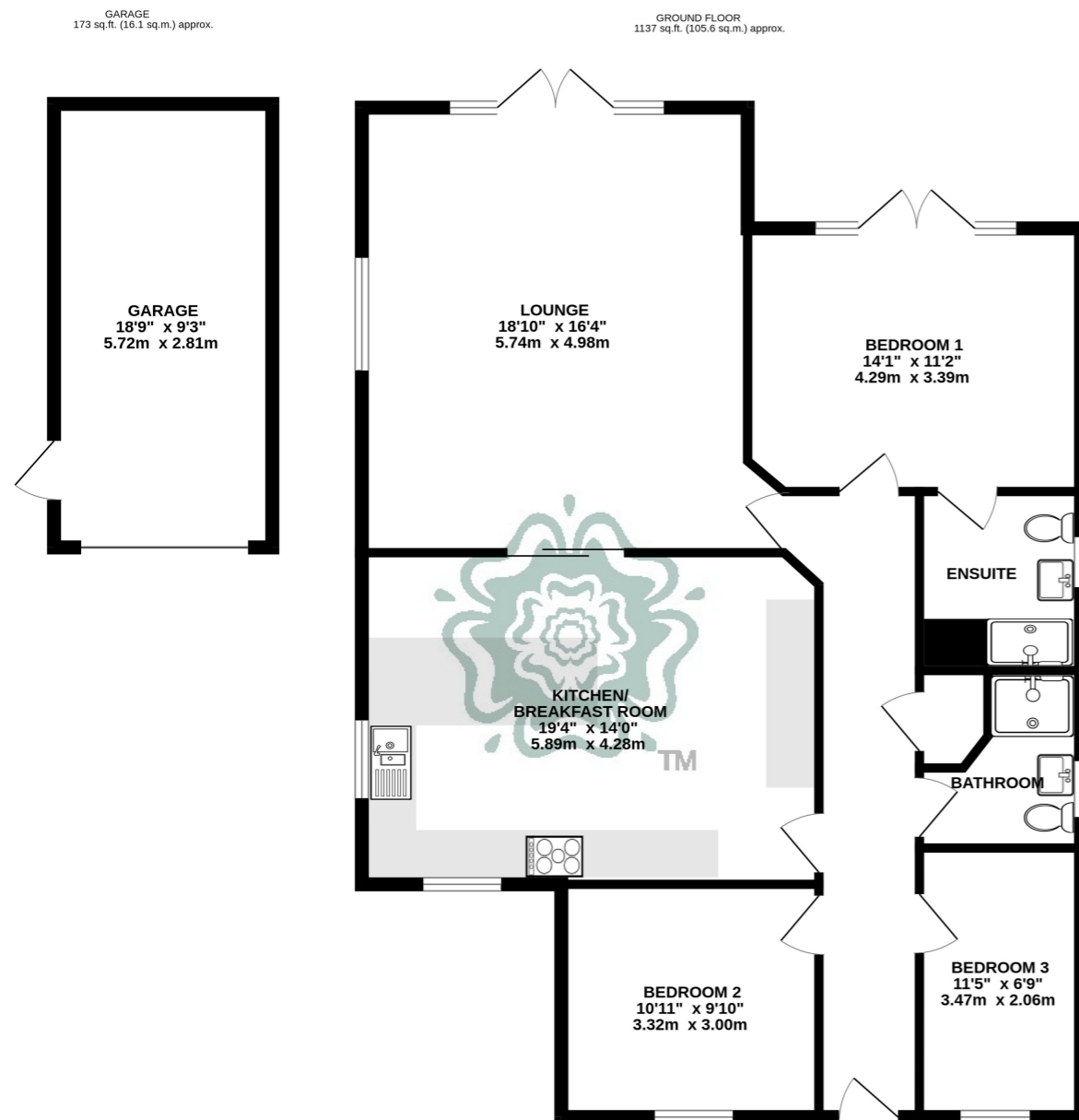


Floor Plans



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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.
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5, Carnegie Crescent

Maulden, Bedfordshire,

MK45 2PG

£580,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

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This brand new 3 bedroom bungalow is located within a private close in the desirable village of Maulden with the benefit of a garage and driveway parking.

- Underfloor heating throughout.
- Rear garden overlooking open countryside.
- No onward chain.
- Garage and driveway parking.
- Kitchen/breakfast room with integrated Bosch appliances.
- 10 year new homes warranty.

Accommodation

Entrance Hall

Composite entrance door to the front, access to loft, cupboard with access to plumbing for underfloor heating.

Lounge

18' 10" x 16' 4" (5.74m x 4.98m) Glazed French doors to the garden, double glazed windows to the side and rear, sliding pocket doors into:

Kitchen

19' 4" x 14' 0" (5.89m x 4.27m) A range of base and wall mounted units with work surfaces over and breakfast peninsula, 1.5 basin composite sink and drainer with mixer tap, split level oven and electric hob with extractor fan, integrated fridge freezer, dishwasher and washing machine, double glazed windows to the front and side.

Bedroom One

14' 1" x 11' 2" (4.29m x 3.40m) Glazed French doors to garden, double glazed window to the rear.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) Double glazed window to the front.

Bedroom Three

11' 5" x 6' 9" (3.48m x 2.06m) Double glazed window to the front.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Front Garden

Mainly laid to lawn with paving to the front door.

Rear Garden

North facing garden overlooking open fields, mainly laid to lawn with patio seating area, access to garage.

Garage

Single garage with up and over door.

Parking

Block paved driveway providing off-road parking plus visitor spaces.

Directions

Entering Maulden via Snow Hill, proceed on to Ampthill Road and then continue straight on to Clophill Road. Carnegie Crescent is on the left-hand-side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

