



Barkers Lane, Bedford, Bedfordshire MK41 9SJ

WALDENS ESTATE AGENTS



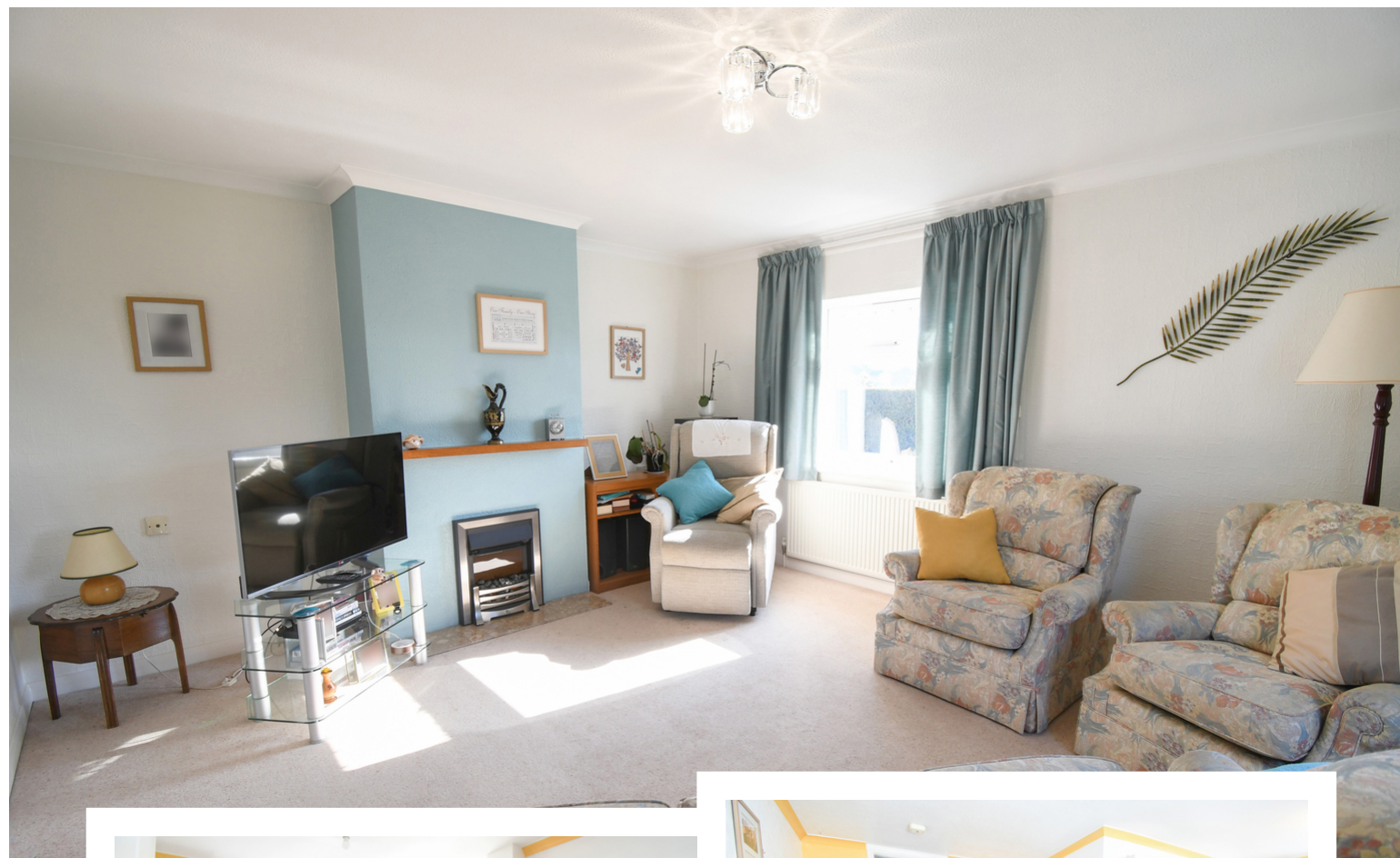
Barkers Lane Bedford Bedfordshire MK41 9SJ

Guide Price £420,000

Individually built detached 3 double bedroom bungalow which is screened from the road with privacy hedging. Over 1300 sqft in size and presented in immaculate order throughout. 4 piece bathroom suite. Cloakroom. Beautifully maintained gardens which wrap round one side of the property. Garage & Drive.

- Detached 3 Double Bedroom Bungalow
- Beautiful Maintained Gardens
- Lounge
- Kitchen & Breakfast Room
- Fitted Bedroom Furniture to Bedroom 1
- Four Piece Bathroom Suite
- Cloakroom
- Garage & Driveway At The Rear
- Gas Central Heating

- Council Tax Band TBC
- Energy Efficiency Rating D



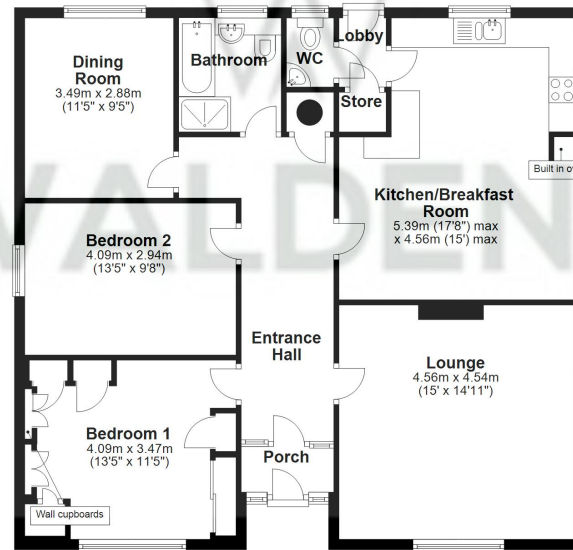
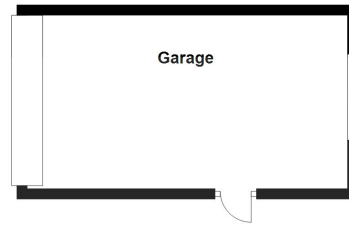
Barker Lane is an ideal location with schools and shops in close proximity. The embankment is only a short stroll away along with Priory Marina and the country park. A421 /A428 is within minutes to drive to.



Entering the property you are greeted by a good sized hall which allows access to all rooms. The lounge is to the front which has windows to front and side, making it a pleasant sunny room with a modern feel. Opposite the lounge you have the main bedroom with a wonderful selection of wardrobes and storage. Window to the front. As you continue to walk up the hall, you have bedroom 2 to the left, which is another great sized bedroom which comfortably would be fit a double bed and furniture. Bedroom 3 is to the rear and another good sized room and currently being used as the dining room. Directly opposite bedroom 2 is the entrance to the kitchen/breakfast room. Like all the rooms this is of a generous size. The breakfast area is another good sized area which fits comfortable a table and chairs, window to side allows light to flow in. The kitchen area has a good selection of storage cupboards and ample work surfaces. Built in double oven. Hob. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Door to outside lobby area. The lobby area has a large storage cupboard. Cloakroom with low level WC and wash hand basin. From the lobby you can access the rear garden. The garden is mainly laid to lawn with access given to the garage via personal door and gated access to the drive. Garage has up an over door and parking for one vehicle. Double gates lead to the garage. The current sellers have spent a lot of time and effort on their garden over the years. The garden is private and of a generous size, mainly laid to lawn with an abundance of shrubs and flowers. The path from the lobby takes you round to the side garden which again is screened by hedging and it leads to the front of the property. The frontage is completely private from the road and is mainly laid to lawn with an amazing amount of shrub and flower borders. Completely enclosed with gated access.



Ground Floor



Total area: approx. 126.4 sq. metres (1360.4 sq. feet)

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 responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

