



60a Keeley Lane, Wootton, Bedford MK43 9HR

WALDENS ESTATE AGENTS



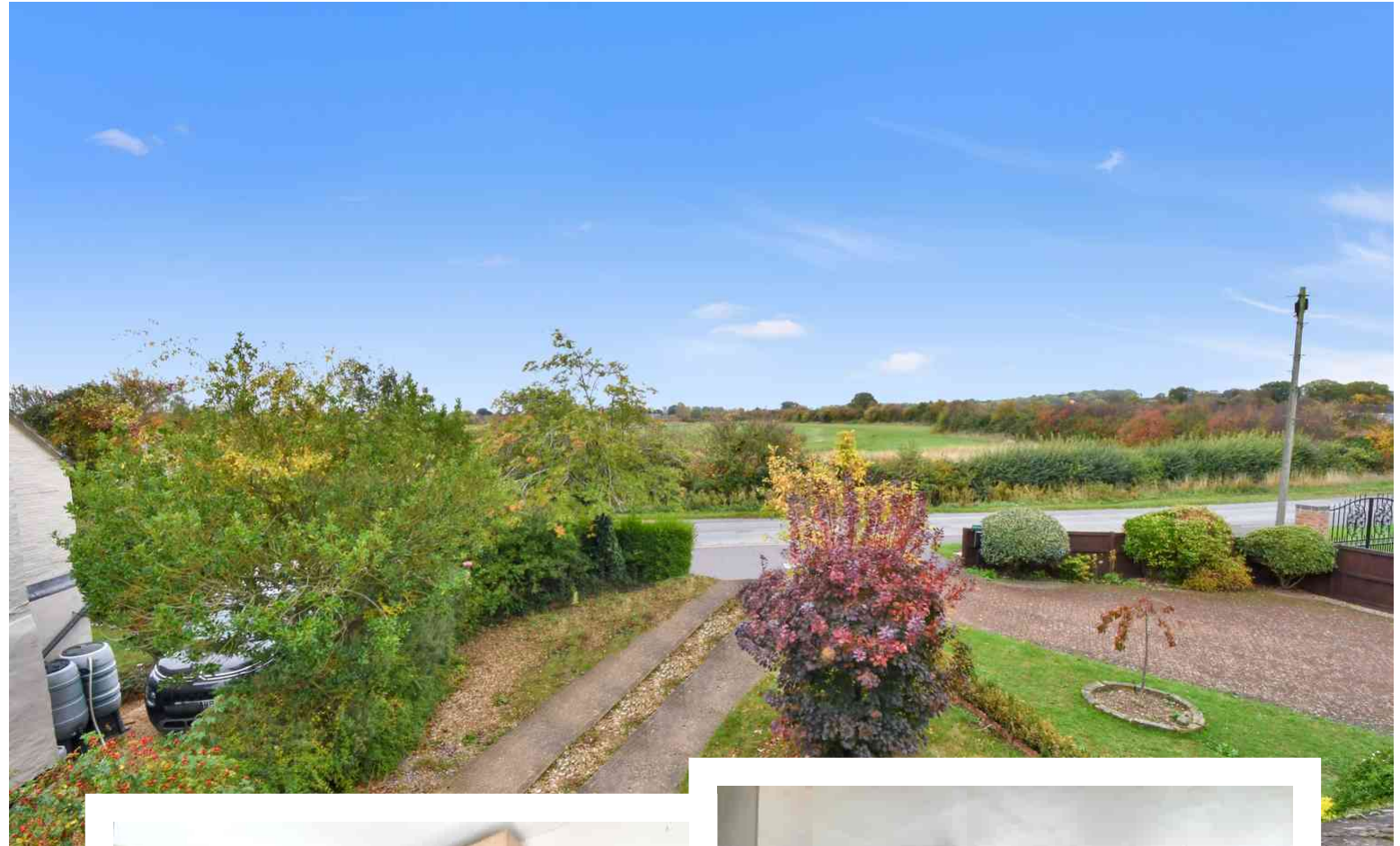
60a Keeley Lane
Wootton
Bedford
MK43 9HR

Guide Price £385,000

A marvellous opportunity to acquire this spacious four-bedroom semi-detached property on the ever-popular Keeley Lane. Gas central heating. Partially converted integral garage and separate detached garage. Offers excellent potential for buyers looking to put their own stamp on a property.

- Four Good Sized Bedrooms
- Lounge /Diner
- Fitted Kitchen
- Gas central heating
- Off Road Parking
- Semi Detached House
- Country Views to Front & Rear
- Integral Partially Converted Garage
- Detached Garage

- Council Tax Band D
- Energy Efficiency Rating D



Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School located directly on Hall End Road and Wootton Lower School also nearby.

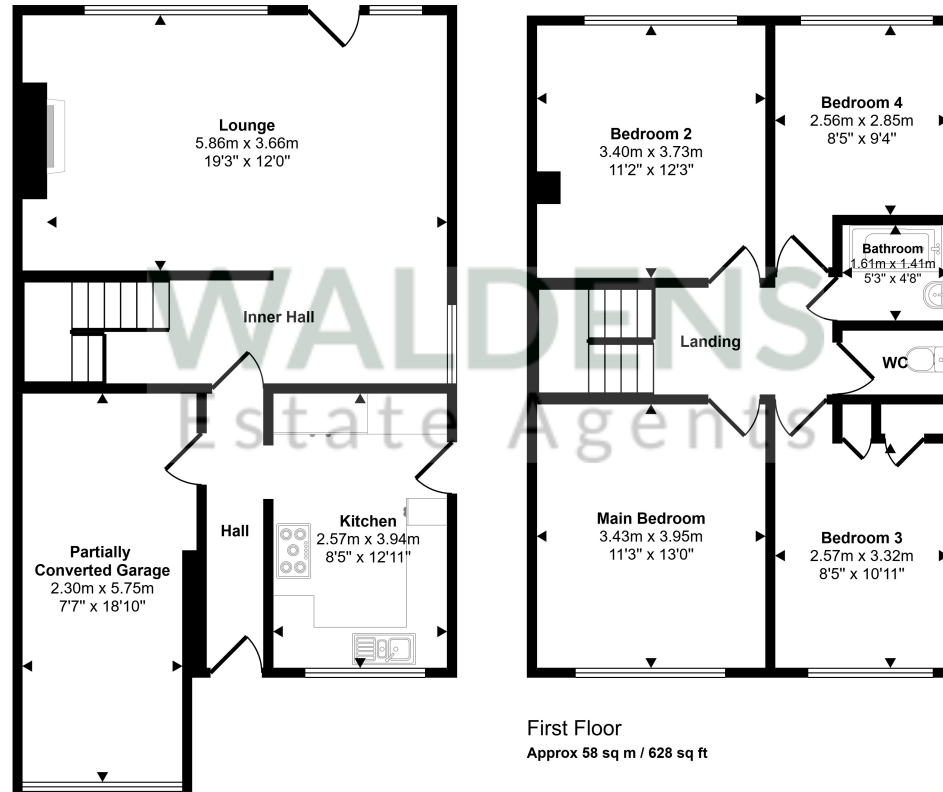


Entering the property, you are greeted by a kitchen to the front, offering ample storage space and plumbing for both a washing machine and dishwasher. There is also room to accommodate a large American-style fridge if desired. A window overlooks the front garden, and a door provides direct access to the outside. From the hallway, a door leads into the partially converted garage, featuring a double-glazed window, power, and lighting. This versatile space could easily be reverted to a traditional garage or finished off to make another reception room, if preferred. To the rear of the property, the spacious lounge/diner enjoys pleasant views of the established rear garden, making it an ideal area for relaxing or entertaining. Stairs lead to the first floor, where there are four generously sized bedrooms, each offering lovely views over the surrounding open countryside. The bathroom includes a panelled bath and wash hand basin, with a separate WC for convenience. Outside, the rear garden is beautifully established with a variety of mature plants and shrubs, creating a private and tranquil setting. Additional features include a handy shed and a separate summer house. The property also benefits from a detached garage, accessible via a door from the garden as well as an up-and-over door to the front. To the front of the house, mature hedging provides privacy, and there is ample parking for several vehicles, with further potential for additional parking if required.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



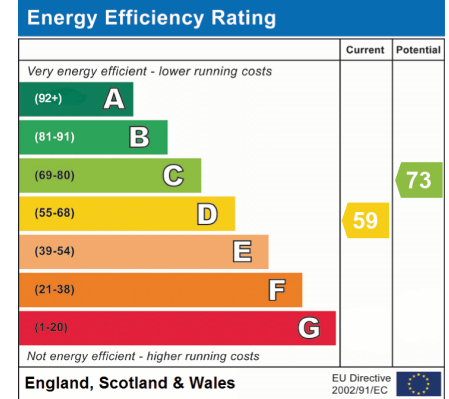
Approx Gross Internal Area
122 sq m / 1312 sq ft



First Floor
Approx 58 sq m / 628 sq ft

Ground Floor
Approx 64 sq m / 684 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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.

