

29 THE ORCHARD

RISELEY • MK44 1EB



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AT A GLANCE

- Comfortable modern home in village cul-de-sac, ideally located for local school and facilities.
- Approaching 1,000 square feet of well-presented, recently refreshed accommodation.
- Three bedrooms, with bed 3 currently configured as a study/home office.
- Spacious lounge and separate dining area with glazed double doors opening onto the garden.
- Kitchen with comprehensive range of painted cabinets.
- Adjacent utility area with hardwood counter and door to garden.
- Well-appointed bathroom.
- Delightful, enclosed rear garden, off road parking and garage.
- Gas radiator heating with HIVE control - EPC rating D.
- Well-served village convenient for access to major road and rail links.

THE PROPERTY

A well-planned modern home, perfectly located for village life whilst remaining convenient for those requiring access to major road and rail links.

Ideal for first time buyers, young families and perhaps those looking to downsize without wishing to compromise too much on space, the property has been recently refreshed by the owners and features a welcoming entrance hall, generous lounge and dining area with French doors opening onto the garden; a well-proportioned kitchen with Corian sink, good range of painted cabinets and plumbing for dishwasher, along with a practical utility area with hardwood counters, plumbing for washing machine and dryer and door to the garden.

There are three comfortable bedrooms, with bedroom 3 currently configured as a home office, and a well-appointed bathroom. The garden is fully enclosed and includes lawn, pergola, patio and seating areas and there is ample block-paved parking and a garage.

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Guide Price £300,000

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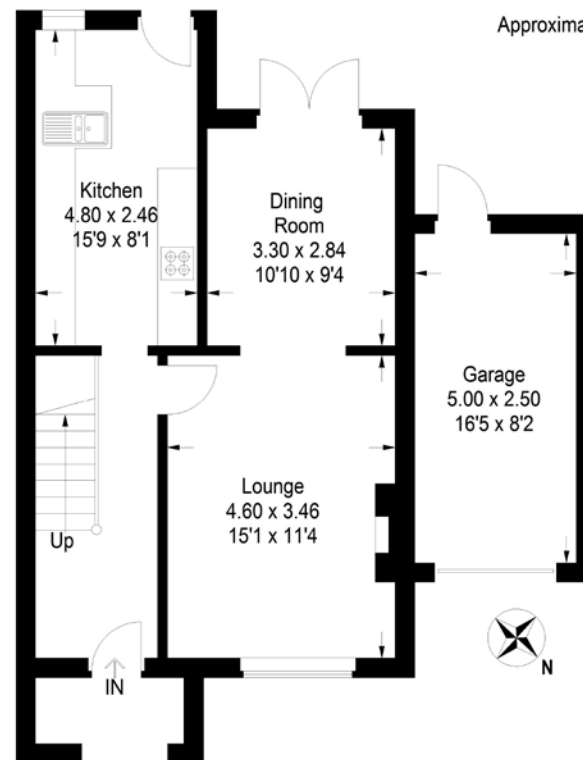




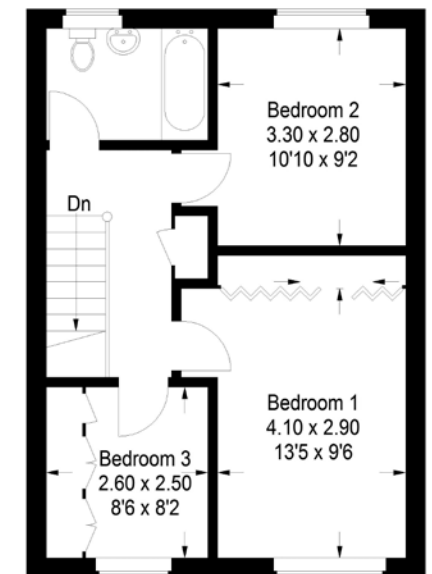
LOCATION

Riseley village in north Bedfordshire has a village shop, public house/restaurant, coffee shop and garage. Riseley Primary School feeds into Sharnbrook Academy (both Ofsted good). Private schools include Kimbolton School (6 miles) and The Harpur Trust schools in Bedford (11 miles). Rushden Lakes development is 11 miles away, off the A45 trunk road, and has a range of shops and restaurants with Marks and Spencer as its flagship store.

Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links with the M1 at Junction 13.



Ground Floor



First Floor

Approximate Gross Internal Area = 92.1 sq m / 991 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 104.7 sq m / 1127 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1236931)

Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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Mayfair Office

Cashel House

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Tel : 0870 112 7099

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