



Tyburn Lane

Pulloxhill,
Bedfordshire, MK45 5HG
Guide Price £700,000

country
properties

FOR SALE BY INFORMAL TENDER: With the benefit of no upper chain and enjoying delightful rear countryside views, this individual detached family residence features approx. 2,732 square feet of accommodation (inc. garage) and is set on a generous plot of 0.52 acres (approx.) The accommodation includes a spacious living room (23'10" x 19'3" max) with contemporary wall mounted fire and twin sets of patio doors leading to the established garden, which enjoys a south-westerly aspect. The fitted kitchen includes an island breakfast bar for informal dining, whilst open access leads into the adjacent dining room. There is a separate study (ideal for those working from home) which could alternatively be used as an additional sitting room/snug. The first floor is accessed via two separate staircases, with the fifth bedroom providing a link between each landing space. The principal bedroom has the benefit of a dressing area and en-suite shower room, and there are family bathrooms off each of the landings. Parking for up to three vehicles is provided at the front of the property, and the garage incorporates a useful utility to the rear. A multi-point intruder alarm provides security. Tender Closing Date: Tuesday 22nd April 2025 at 12.00 Noon. EPC Rating: C.

- NO UPPER CHAIN
- Far reaching countryside views to rear
- Generous plot of approx. 0.52 acres
- 2,732 sq.ft of accommodation (approx. inc. garage)
- Spacious living room with twin patio doors to garden
- Fitted kitchen/breakfast room with open access to dining room
- Study/further reception
- Five bedrooms (principal with dressing area & en-suite shower room)
- Two first floor bathrooms plus ground floor cloakroom/WC
- Garage & driveway parking



GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed entrance door. Opaque double glazed window to front aspect. Timber door with feature opaque glazed side panel to:

ENTRANCE HALL

Double glazed windows to either side aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Engineered wood flooring. Doors to study, kitchen/breakfast room, dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Heated towel rail.

STUDY

Two double glazed windows to front aspect. Feature timber ceiling beams. Radiator. Built-in storage cupboard. Engineered wood flooring.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed window to one side and two double glazed windows to opposite side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and five ring ceramic hob with extractor over. Wall tiling. Built-in electric double oven. Integrated dishwasher. Space for American style fridge/freezer. Island unit providing additional storage, with extended work surface to create a breakfast seating area. Fireplace recess (currently housing log burning stove - Not in use). Radiator. Engineered wood flooring. Multi pane glazed double doors to living room. Open access to:

DINING ROOM

Window to rear aspect. Part double glazed door to side aspect. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

LIVING ROOM

Dual aspect via twin sets of double glazed sliding patio doors to rear aspect, and two double glazed windows to side aspect (one on stairway). Feature contemporary style wall mounted electric fire. Two radiators. Engineered wood flooring. Recessed spotlighting to ceiling. Stairs to secondary landing.

FIRST FLOOR

LANDING

Arched window to side aspect. Walk-in storage area. Built-in airing cupboard with radiator. Doors to three bedrooms and family bathroom.



BEDROOM 1

Double glazed box bay window to front aspect. Radiator. Recessed spotlighting to ceiling. Open access to dressing area with a range of built-in wardrobes. Door to:

EN-SUITE SHOWER ROOM

Opaque glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, WC and wash hand basin with mixer tap. Tiled splashbacks. Radiator. Floor tiling.

BEDROOM 4

Double glazed window to side aspect. Radiator.

BEDROOM 5

Double glazed window to side aspect. Radiator. Doors providing access from both landing areas.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Tile effect flooring.

SECONDARY LANDING

Double glazed window to side aspect on stairway. Built-in airing cupboard. Doors to three bedrooms and family bath/shower room.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to rear aspect. Skylight. Radiator.



FAMILY BATH/SHOWER ROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Spa bath with mixer tap/shower attachment, shower cubicle with shower unit, WC and wash hand basin with mixer tap and storage above and beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Pathway leading to entrance door. A variety of shrubs. Cold water tap. Gated side access. Brick-built store to side housing floor mounted gas fired boiler, power and light.

REAR GARDEN

The extensive rear garden enjoys a south-westerly aspect and is mainly laid to lawn, interspersed with a variety of mature trees and shrubs. Paved patio seating area. Pond. Gazebo. Useful outbuildings including wooden barn, brick-built store and greenhouse. Enclosed by fencing and hedging with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Power and light.

UTILITY

Window to side aspect. Door to rear aspect. Space for washing machine and tumble dryer. Wall and floor tiling.

OFF ROAD PARKING

Driveway providing off road parking for approx. three vehicles and access to garage.

Current Council Tax Band: F.

AGENTS NOTE

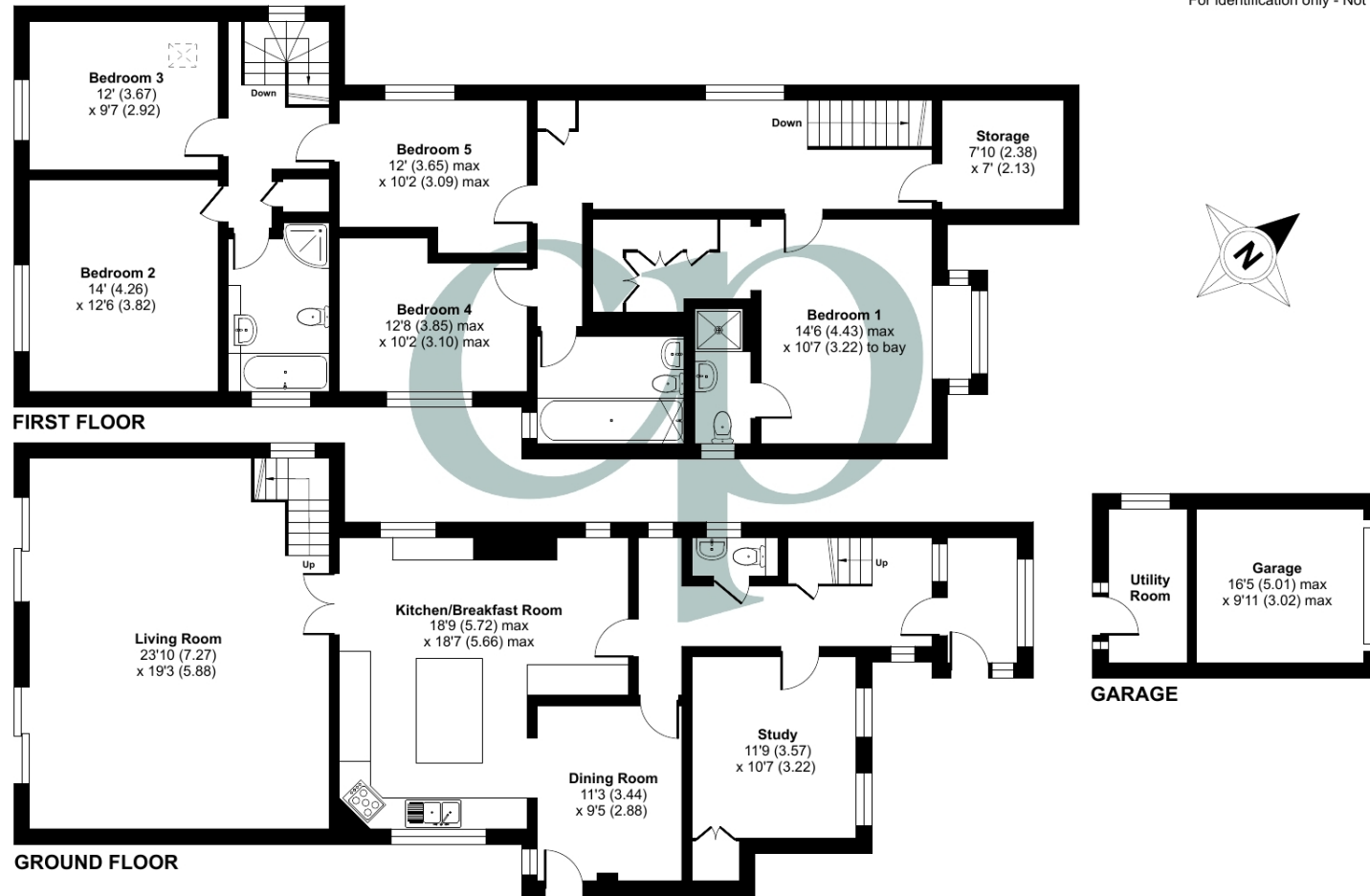
Repair work was undertaken to the property in 2006 as a result of clay shrinkage subsidence. Certificate of Structural Adequacy available.

This property is for sale by way of Informal Tender with a closing date of Tuesday 22nd April 2025 at 12 Noon. All offers must be received in writing by this date, within a sealed envelope marked '13 Tyburn Lane', addressed to Country Properties, 3 Russell Centre, Coniston Road, Flitwick, Bedford, MK45 1QY. Please request an Informal Tender form to place your offer.

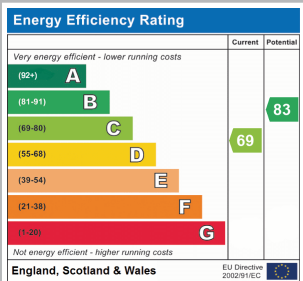




Approximate Area = 2569 sq ft / 238.6 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 2732 sq ft / 253.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Country Properties. REF: 1253265



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

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www.country-properties.co.uk

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