





21 CHURCH LANE • RISELEY • MK44 1EL

Guide Price **£285,000**

### KEY FEATURES:

- Three large bedrooms.
- Excellent living space.
- Well-fitted kitchen with breakfast/dining area.
- Bathroom on first floor.
- Ground floor cloakroom.
- Gas heating and double glazing.
- Neat garden and off-road parking.
- Popular and well-served village.
- Convenient for major road and rail links.
- Council tax band B.

### THE VILLAGE

Riseley is a very popular North Bedfordshire village with excellent access to both Bedford's and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Upper School. There is a popular Public House/restaurant and a newly reopened general store with post office. 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 the A1 at the Black Cat roundabout with the M1 at Junction 13.

### THE PROPERTY

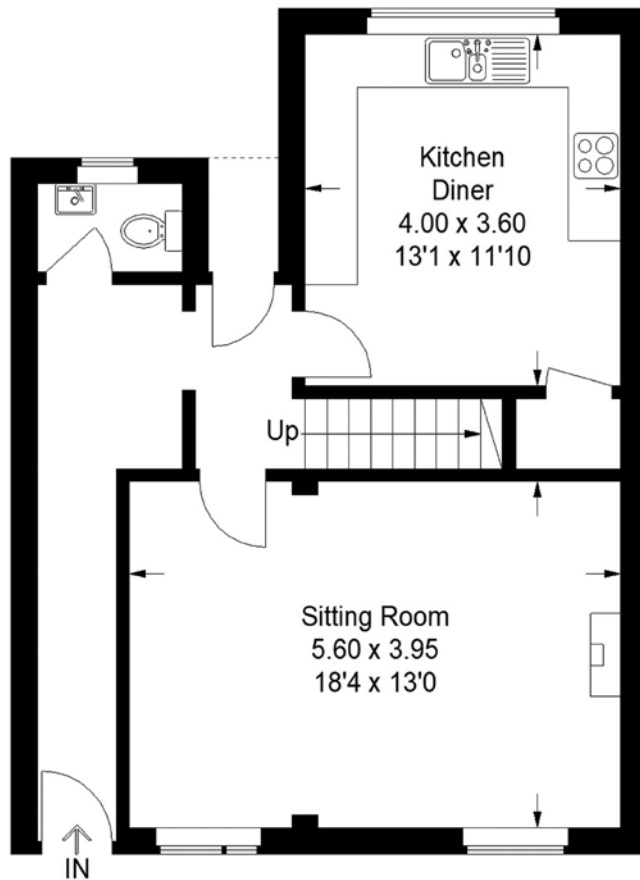
This excellent modern family home is well situated in a popular and well served village. The property has been extended to offer exceptionally spacious accommodation extending some 1,168 square feet with large living space, three excellent bedrooms, a well fitted kitchen with space for breakfast/dining table, plus a guest cloakroom and first floor bathroom.

The property features gas central heating and double glazing.

Outside, there is a neat frontage with lawn and shrub beds. The enclosed rear garden has a full width patio, lawn with raised flower and shrub beds. Outside tap. Gravelled off-road parking space.

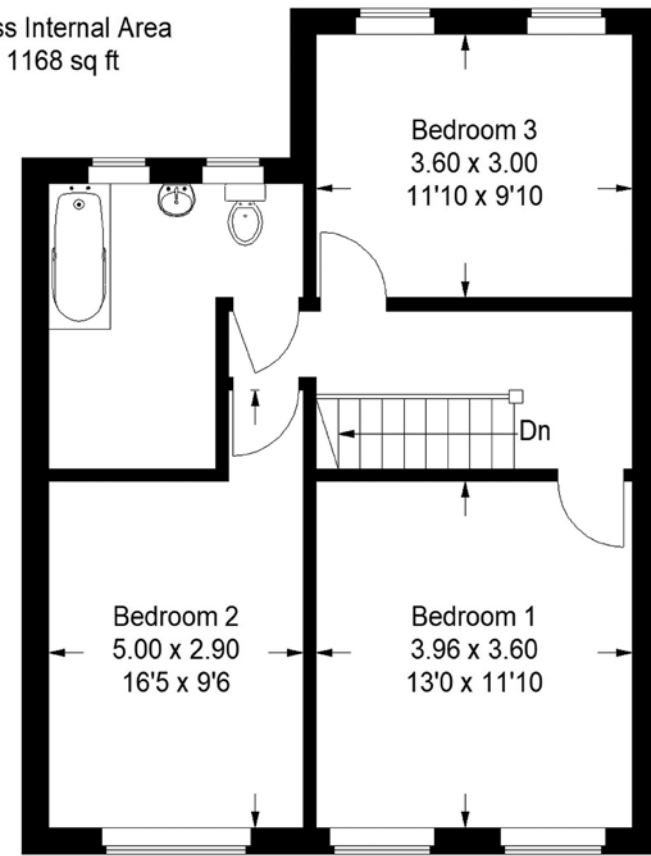






**Ground Floor**

Approximate Gross Internal Area  
108.5 sq m / 1168 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID790685)

Housepix Ltd

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