



Station Crescent, Lidlington, Bedford MK43 0SD



**WALDENS**  
ESTATE AGENTS



Station Crescent  
Lidlington  
Bedford  
MK43 0SD

£315,000

Sought after village. No onward chain. Well presented 3 Bedroom property, Gas Radiator heating. Double glazed. Good size well maintained mature plot. Ample scope for extension (STP). Space for Garage and drive. Viewing highly recommended.

- 3 Bedroom semi-detached property
- No onward chain
- Gas central heating via radiators
- Double glazed throughout
- Cloakroom
- Various attached outbuildings
- Ample scope for extending (STP)
- Ample scope for garage and driveway
- Good size mature plot bordering the property on three sides
- 78FT (23M) Rear Garden

- Council Tax Band B
- Energy Efficiency Rating D





## village location



Situated in this sought after village we are delighted to offer for sale this well presented 3 Bedroom semi-detached property located within a large mature plot of well maintained gardens bordering the property on three sides. The garden to the rear measures approximately 78FT ( 23M) and together with the remaining gardens offers ample scope for an extension together with garage space and driveway. There is also attached brick built buildings to the rear of the property which could be incorporated into the current living accommodation.

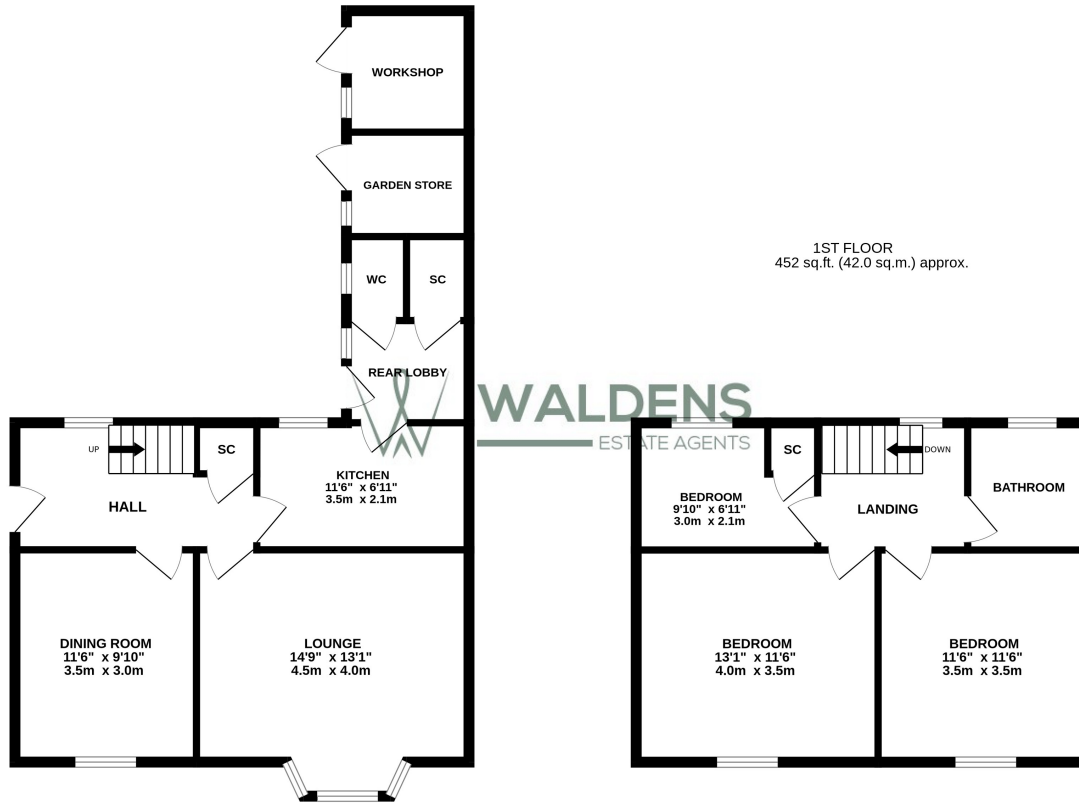
The ground floor has an entrance hall with stairs to the first floor, living room with bay window to the front aspect, separate dining room, kitchen, rear lobby which can be used for a utility area, built in storage cupboard and separate toilet with low level toilet.

To the first floor there are three bedrooms with all bedrooms having either built in wardrobes and built in storage cupboards. The family bathroom completes the accommodation with a modern white suite.

On the outside there is fencing to the front boundary with well maintained lawned garden extending to the side of the property ( position for drive & garage) with further opening leading to the rear garden measuring approximately 78FT (23M) in length laid mainly to lawn . As mentioned there are various attached outbuildings and we understand the garden shed is to remain.



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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