



## 26 THE ORCHARD

RISELEY • MK44 1EB



# 26 THE ORCHARD

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## AT A GLANCE

- CHAIN FREE.
- Neat modern home in attractive traffic-free location.
- Over 1,000 square feet of well-presented accommodation.
- Three bedrooms – two excellent doubles with built-in wardrobes.
- Kitchen with comprehensive range of cabinets
- Comfortable lounge with feature fireplace.
- Dining area and lean-to conservatory.
- Family bathroom.
- Delightful, enclosed rear garden and garage in nearby courtyard.
- Gas radiator heating - EPC rating C.

## THE PROPERTY

Ideal for first time buyers, young families and perhaps those looking to downsize without wishing to compromise too much on space, this fine village home offers comfortable accommodation in an attractive traffic-free position, yet convenient for local facilities and access to major road and rail links.

The property is well-presented and features an entrance hall, generous lounge with bow window, dining area with patio doors to a lean-to conservatory and a well-proportioned kitchen with Corian sink, good range of cabinets and door to the garden.

There are three comfortable bedrooms, including two excellent doubles with built-in wardrobes, and a well-appointed bathroom. The garden is fully enclosed and includes lawn and patio areas and timber shed, and there is a garage in a nearby courtyard.



**Peter  
Lane &**  
**PARTNERS**  
—EST 1990—

Guide Price £285,000

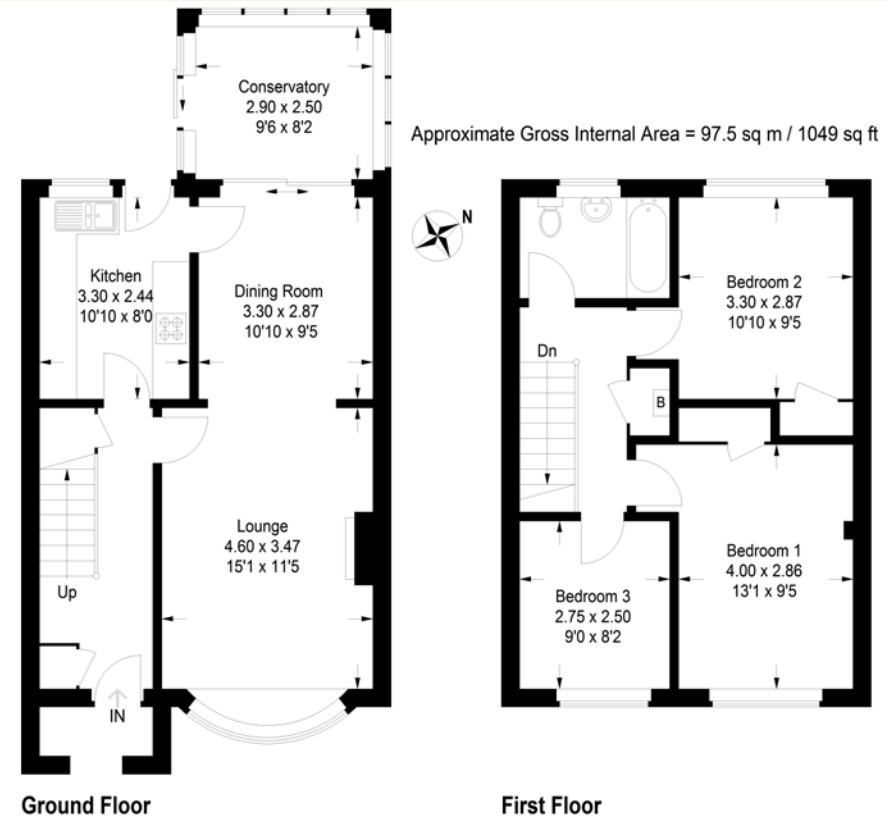
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## THE VILLAGE

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.



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. (ID1187799)  
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