



Tyne Crescent | | Bedford | MK41 7YL

£450,000

**LEPORE**  
Co

**Tyne Crescent |  
Bedford | MK41 7YL  
£450,000**

A SUPER four Bedroom EXTENDED Detached FAMILY home ideally situated on the established and well regarded development known as Tyne Crescent. This IMPRESSIVE property has ample living accommodation to include Hallway, WC, 17ft LOUNGE, Family room, Dining room, 16ft Kitchen Breakfast room, Four Bedrooms, Bathroom, Gardens, Garage and ample parking for several cars. To fully appreciate this WONDERFUL home an internal and external viewing is strongly advised. CALL TO VIEW.

- Detached
- FOUR BEDROOMS
- 16ft KITCHEN/BREAKFAST ROOM
- DINING ROOM
- AMPLE PARKING
- EXTENDED
- 17ft LOUNGE
- FAMILY ROOM
- GARAGE
- MUST BE VIEWED
- Bedroom Three / Dressing room
- 9'3 x 7'5 (2.82m x 2.26m)
- Bedroom Four
- 8'6 x 6'8 (2.59m x 2.03m)
- Bathroom
- 6'8 x 5'7 (2.03m x 1.70m)
- Front Garden
- Rear Garden
- Garage
- TENURE
- COUNCIL TAX BAND
- Entrance Hall
- Cloakroom / WC
- Lounge
- 17'6 x 11'4 (5.33m x 3.45m)
- Family Room
- 11'x 9'3 (3.35m x 2.82m)
- Dining Room
- 11'1 x 8'4 (3.38m x 2.54m)
- Kitchen Breakfast Room
- 16'7 x 11'4 (5.05m x 3.45m)
- Landing
- Bedroom one
- 11'6 x 10'6 (3.51m x 3.20m)
- Bedroom two
- 10'5 x 8'8 (3.18m x 2.64m)



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metapic ©2004

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

302 Amphill Road  
Bedford  
Bedfordshire  
MK42 9QS  
01234 866499  
info@leporeandco.co.uk  
www.leporeandco.co.uk