



Margil Road | Brickhill | | MK41 7FQ

Price Guide £555,000

**LEPORE**  
Co

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LEPORE & Co are DELIGHTED to offer for sale a WONDERFUL FOUR bedroom detached FAMILY home situated in the HIGHLY REGARDED and SOUGHT after development known as WOODLANDS PARK. This SUPERB family home has been BEAUTIFULLY maintained throughout by the current owners and the main highlights include 22ft LOUNGE, Study/ dining room, downstairs cloakroom, 22ft OPEN PLAN KITCHEN/BREAKFAST ROOM/FAMILY ROOM, utility room, 14" MASTER BEDROOM with DRESSING ROOM and ENSUITE. Guest bedroom with ENSUITE, two further DOUBLE bedrooms, family bathroom, DOUBLE garage with ample parking and sizeable LANDSCAPED garden to rear. To fully appreciate this MAGNIFICENT home an internal and external viewing is strongly recommended. MUST BE VIEWED.

- Detached
- Two Ensuites
- 22ft Open Plan Kitchen/breakfast/family area.
- 14ft Master Bedroom
- Double Garage
- Four Bedrooms
- 22ft Lounge
- Study/Dining Room
- Three Further Double Bedrooms
- Must Be Viewed

#### ENTRANCE HALL

15'0" x 8'0" (4.57 x 2.44)

Door to front, stairs to first floor, under stairs cupboard, doors to main rooms.

#### CLOAKROOM

5'3 x 4' (1.60m x 1.22m)

Two piece suite comprising low level wc, pedestal wash hand basin, tiled flooring, double glazed window to rear.

#### LOUNGE

22'5 x 11'2 (6.83m x 3.40m)

Double glazed bay window to front, double glazed French doors to rear.

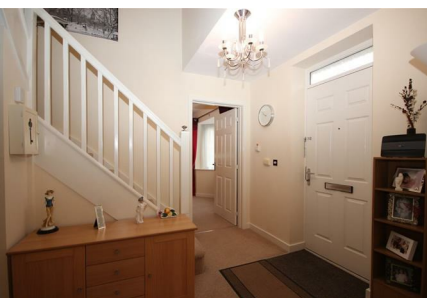
#### STUDY/DINING ROOM

12'9 x 10'7 (3.89m x 3.23m)

Double glazed bay window to front, double glazed window to side.



A sizeable and well looked after four bedroom detached family home situated north of Bedford.



#### KITCHEN/BREAKFAST ROOM/FAMILY ROOM

22'4 x 14'10 (6.81m x 4.52m)

Built in four ring gas hob with extractor over and drawers under, double built in oven, cupboards over and drawers under, granite work surface with base and wall mounted units, integrated fridge freezer, dish washer, porcelain tiled flooring, two double glazed windows to side and rear, double glazed French doors to side, inset spot lighting.

#### UTILITY ROOM

6'4 x 5'2 (1.93m x 1.57m)

Granite work surface, base and wall mounted units, porcelain tiled flooring, double glazed window to side, double glazed door to rear, concealed wall mounted boiler.

#### LANDING

Access to loft void, doors to main rooms, airing cupboard.

#### MASTER BEDROOM

14'11 x 11'8 (4.55m x 3.56m)

Double glazed window to side, access to loft void, dressing area, two built in wardrobes. ENSUITE, Three piece suite comprising shower, pedestal wash hand basin, low level wc, tiled flooring, double glazed window to side.

#### BEDROOM 2

10'1 x 9'4 (3.07m x 2.84m)

Double glazed window to front, built in wardrobe, ENSUITE, double glazed window to front, three piece suite comprising shower, pedestal wash hand basin, low level wc, tiled flooring, inset spot lighting.

#### BEDROOM 3

11'6 x 10'10" (3.51m x 3.30m)

Double glazed window to front and side, built in wardrobe.

#### BEDROOM 4

9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to rear, built in wardrobe.

#### BATHROOM

7'2 x 6'2 (2.18m x 1.88m)

Four piece suite comprising shower, panelled bath with mixer shower over, low level wc, pedestal wash hand basin, double glazed window to rear, heated towel rail.

#### FRONT GARDEN

Gated front access with secured perimeter fence surround. Pathway leading to front door, laid to pebble dash surround to front and side.

#### REAR GARDEN

(Landscaped) Feature circular Patio area, partly laid to artificial grass, further raised patio area, further seating area, brick and wood panel fence surround, security lighting, gated rear access, outside water tap.

#### DOUBLE GARAGE

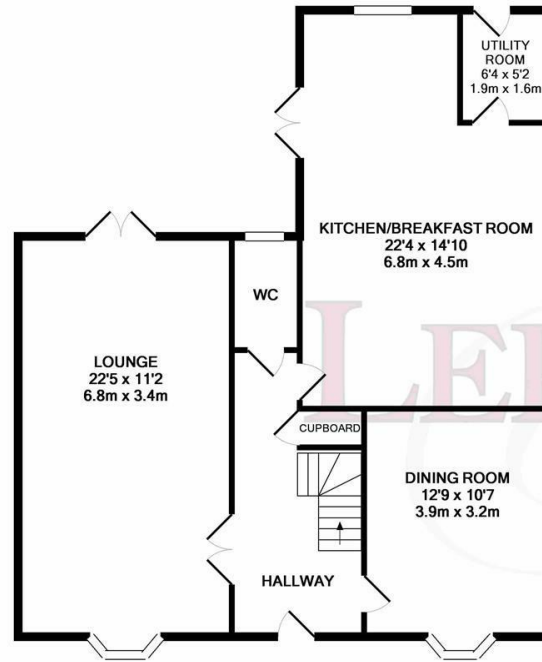
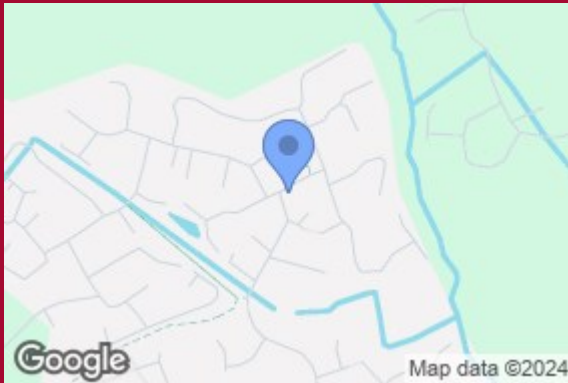
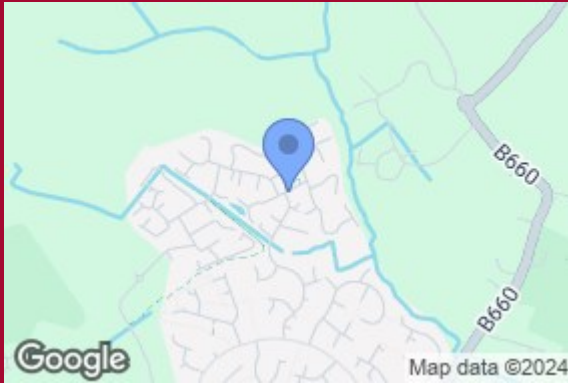
(Multi functional room) Up and over style door with power and inset spot lighting, two windows and double glazed doors.

#### TENURE

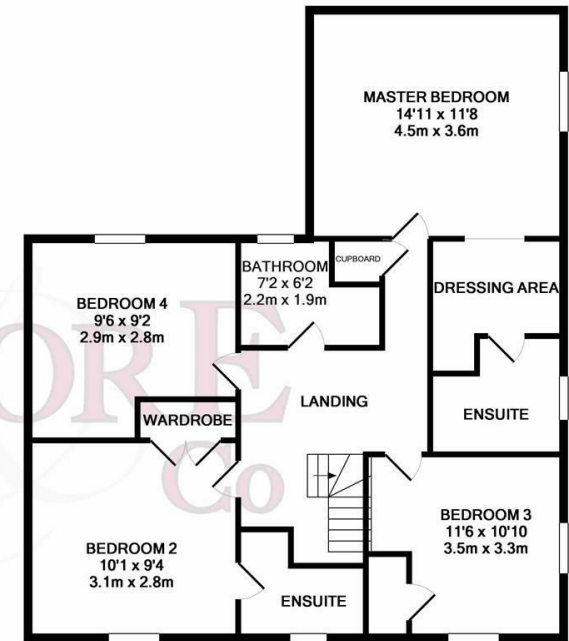
FREEHOLD

#### TAX BAND

F



GROUND FLOOR  
APPROX. FLOOR  
AREA 857 SQ.FT.  
(79.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 853 SQ.FT.  
(79.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1710 SQ.FT. (158.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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