



St. Leonards Mews | | Bedford | MK42 9EN

Price Guide £310,000

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A WONDERFUL Three bedroom Town house ideally positioned and enjoying easy access to all local amenities, access links and Bedford Town Centre.

This MODERN property has been well maintained by the current owners and the main highlights include, Entrance Hall, 15ft lounge, 13ft kitchen/diner, downstairs WC, two bedrooms and family bathroom on the first floor and 13ft Master bedroom with en-suite on the top floor. There is a SIZEABLE rear garden and allocated parking for two vehicles at the front.

To fully appreciate this SUPERB property, an internal and external viewing is highly advised.

CALL TO VIEW.

- TOWN HOUSE
- 15ft LOUNGE
- DOWNSTAIRS WC
- TWO FURTHER WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- THREE BEDROOMS
- 13ft KITCHEN/DINER
- TOP FLOOR MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- SIZEABLE REAR GARDEN

ENTRANCE HALL

Double glazed door to front, laminate flooring, stairs rising to first floor.

CLOAKROOM/WC

6'5 x 3'8 (1.96m x 1.12m)

Two piece suite comprising low level WC, wash hand basin, tiled flooring, heated towel rail.

LOUNGE

15'6 x 9'6 (4.72m x 2.90m)

Double glazed window to front.



A deceptively spacious Three bedroom town house ideally positioned with all local amenities, access links and Bedford Town Centre close by.



KITCHEN/DINER

13'6 x 10'1 (4.11m x 3.07m)

Built in four ring gas hob with extractor over and oven under, base and wall mounted units, concealed wall mounted boiler, plumbing for washing machine, integrated dish washer and fridge freezer, inset spotlighting, double glazed window and French doors to rear.

LANDING

Doors leading to main rooms, door leading to 2nd floor.

BEDROOM 2

13'6 x 8'6 (4.11m x 2.59m)

Two double glazed windows to rear.

BEDROOM 3

13'5 x 10'4 (4.09m x 3.15m)

(L shaped room) Two double glazed windows to front.

BATHROOM

6'6 x 6'4 (1.98m x 1.93m)

Three piece suite comprising paneled bath with mixer shower over, low level WC, vanity wash hand basin, tiled flooring.

MASTER BEDROOM

13'6 x 12'6 (4.11m x 3.81m)

Box double glazed window to front, built in wardrobe.

ENSUITE

7'2 x 3'9 (2.18m x 1.14m)

Three piece suite comprising, shower, vanity wash hand basin, low level WC, tiled flooring.

FRONT GARDEN

Path way leading to front door, partly laid to gravel.

REAR GARDEN

Patio area, laid to lawn, pathway, gated rear access, shed to rear, water tap, wood panel fence surround.

PARKING

For two vehicles.

TENURE

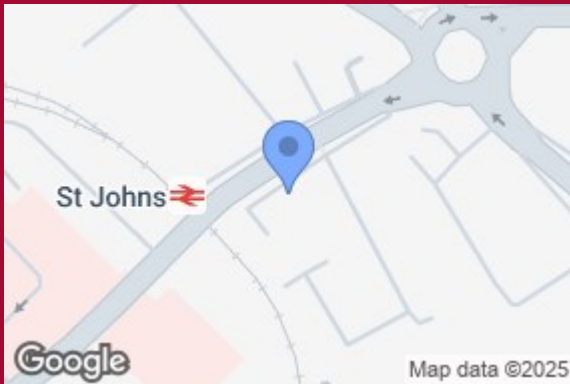
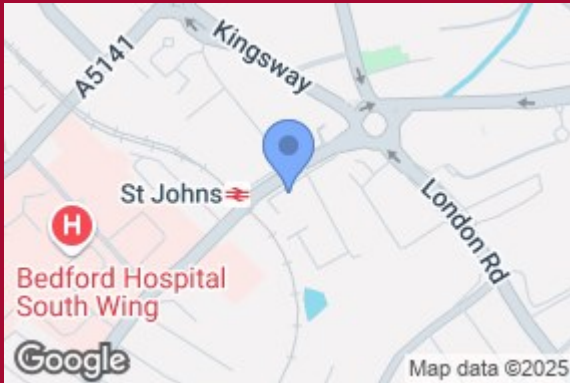
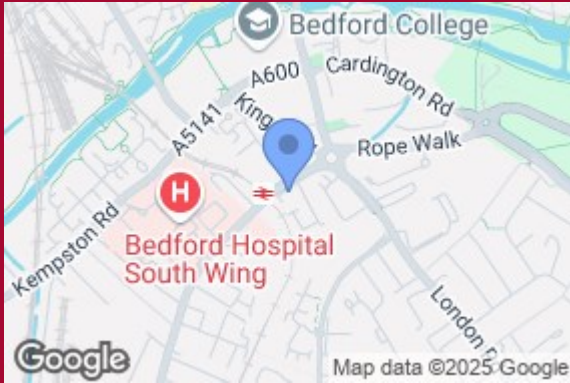
FREEHOLD

TAX BAND

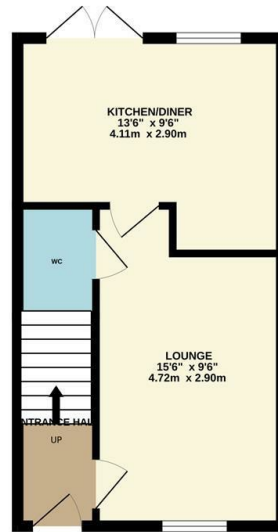
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AGENTS NOTES

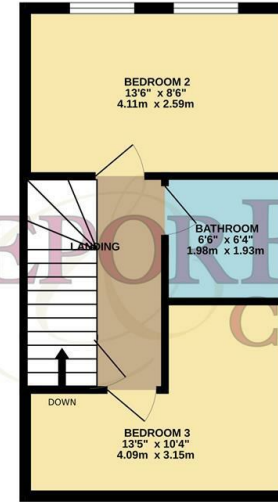
The grounds are privately owned by all the residents and an annual fee of £374.92p insurance is paid for general maintenance and upkeep of the area.



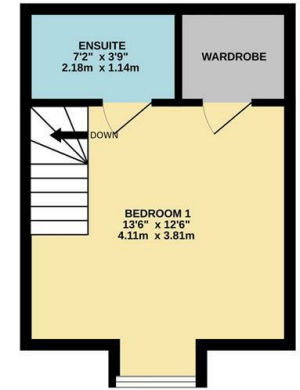
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

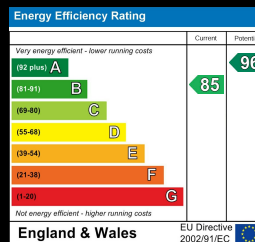


2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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