



Churchgate | Great Barford | Bedford | MK44 3HW

Price Guide £500,000

LEPORE
Co

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A truly STUNNING 3/4 Bedroom EXTENDED Detached Family Home ideally situated in the much sought after and well regarded village known as GREAT BARFORD. This BEAUTIFUL home has been meticulously looked after by the current owners undergoing an extensive refurbishment and re modeled over time.

The main highlights include 13ft entrance hall, 25ft lounge diner, Kitchen breakfast room, four bedrooms, 18ft bathroom, PRIVATE rear garden, ample parking and double length garage.

To fully appreciate this SUPERB home an internal and external viewing is strongly advised.

CALL TO VIEW.

- DETACHED
- EXTENDED
- 25ft LOUNGE DINER
- 18ft FAMILY BATHROOM
- AMPLE PARKING
- 3/4 BEDROOMS
- 13ft ENTRANCE HALL
- STUNNING KITCHEN
- PRIVATE REAR GARDEN
- DOUBLE LENGTH GARAGE

Entrance Hall

13'2 x 6'8 (4.01m x 2.03m)

Double glazed door to front, stairs to first floor, under stairs cupboard, doors to main rooms.

Cloakroom/WC

5'3 x 3'9 (1.60m x 1.14m)

Two piece suite comprising, low level WC, vanity wash hand basin, double glazed window to front.

Lounge Diner

25'7 x 11'3 narrowing to 9'4 (7.80m x 3.43m narrowing to 2.84m)

Double glazed window to front, fire place with marble surround and raised marble hearth, Panoramic double glazed doors to rear.



A beautifully presented four bedroom detached property ideally positioned within this well regarded and sought after village known as Great Barford.



Kitchen Breakfast room

12'6 x 11'9 (3.81m x 3.58m)

5 Ring gas hob with extractor over and drawers under, Quartz work surface, base and wall mounted units, with under lighting, built in double oven with cupboards over and under, inset spotlighting, integrated fridge freezer and dish washer, double glazed door and window to rear.

Landing

Access to loft void, doors to main rooms.

Bedroom 1

11'4 x 11'1 (3.45m x 3.38m)

Double glazed window to rear, built in wardrobes.

bedroom 2

11'4 x 8'2 (3.45m x 2.49m)

Double glazed window to front, built in wardrobe.

Bedroom 3

9'11 x 8'8 (3.02m x 2.64m)

Double glazed window to rear, door leading to

Bedroom 4

10ft x 7'11 (3.05m x 2.41m)

Double glazed window to rear, built in wardrobe.

Bathroom

18'8 x 8'10 narrowing to 5'9 (5.69m x 2.69m narrowing to 1.75m)

4 piece suite comprising Paneled bath, double shower cubicle, low level WC, vanity wash hand basin, heated towel rail, 2 double glazed windows to front, built in cabinets, inset spotlighting, airing cupboard.

Front Garden

Part laid to slate chippings, flower and shrub borders, gated side access, driveway providing ample parking for several cars.

Rear Garden

Laid to lawn, patio area, flower and shrub borders, wood panel fence surround, security lighting, gated side access, garden shed to rear.

Garage

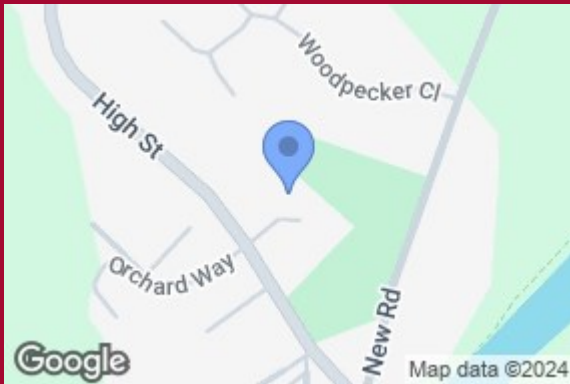
Double length, electronic up and over style door with power and lighting, 2 water taps, plumbing for washing machine, double glazed door to rear.

TENURE

FREEHOLD

COUNCIL TAX BAND

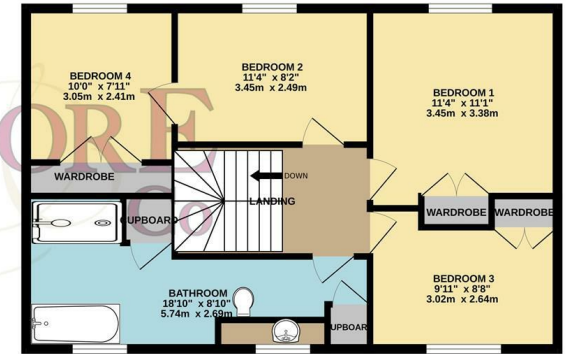
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GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.

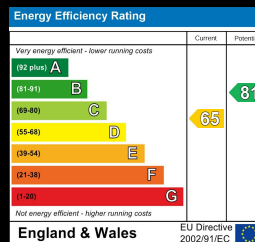


1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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