



Burr Close | Kempston | Bedford | MK42 7FF

Offers Over £320,000

LEPORE
Co

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LEPORE & Co are delighted to offer for sale this WONDERFUL three bedroom end terrace home ideally situated on the outskirts of Kempston offering SUPERB access to near by local amenities with the A1/M1 Southern bypass conveniently positioned close by. The main highlights include a 17ft Lounge, 15ft Kitchen diner, down stairs WC, Master bedroom with ENSUITE, two further bedrooms, an UPGRADED bathroom, SIZEABLE rear garden and two allocated parking spaces close by. To fully appreciate this BEAUTIFUL home an internal and external viewing is strongly advised. CALL TO VIEW.

- END OF TERRACE
- 3 BEDROOMS
- 17ft LOUNGE
- DOWNSTAIRS WC AND UPSTAIRS BATHROOM
- SOUGHT AFETR DEVELOPMENT
- SUPERB CONDITION THROUGHOUT
- ENSUITE TO MASTER
- 15ft KITCHEN/DINER
- GARDENS AND PARKING FOR 2 VEHICLES
- MUST BE VIEWED

ENTRANCE HALL

Door to front.

CLOAKROOM/WC

5'8 x 2'9 (1.73m x 0.84m)

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

LOUNGE

17'8 x 15'0 (5.38m x 4.57m)

Double glazed sash window to front, stairs to first floor.



Perfectly situated in a popular and well thought of development offering a good level of accommodation and privacy with excellent access links within close proximity.



KITCHEN/DINER

15'0 x 9'0 (4.57m x 2.74m)

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

LANDING

Access to loft void, airing cupboard, double glazed sash window to side, doors to main rooms.

MASTER BEDROOM

13'9 x 8'5 (4.19m x 2.57m)

Double glazed window to front.

ENSUITE

4'6 x 4'5 (1.37m x 1.35m)

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level WC, inset spotlighting.

BEDROOM 2

10'1 x 8'5 (3.07m x 2.57m)

Double glazed window to rear.

BEDROOM 3

8'8 x 6'3 (2.64m x 1.91m)

Double glazed sash window to front.

BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Three piece suite comprising paneled bath with mixer shower over, low level WC, pedal wash hand basin, inset spotlighting, double glazed window to rear.

FRONT GARDEN

Brick wall surround, pathway to front porch, laid to graveled stones.

REAR GARDEN

Patio area, laid to lawn, part flower and shrub borders, wood panel fence surround, shed to rear, gated side access, gated rear access leading to allocated parking.

ALLOCATED PARKING

Parking for two vehicles.

TENURE

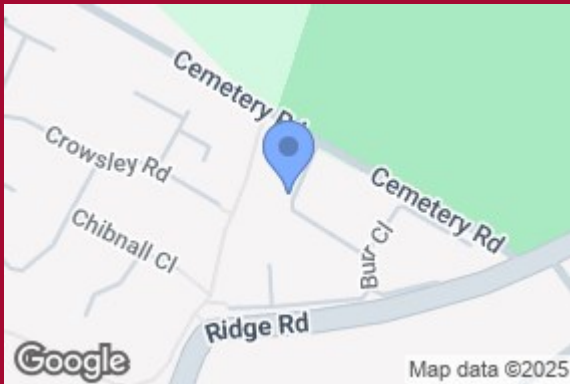
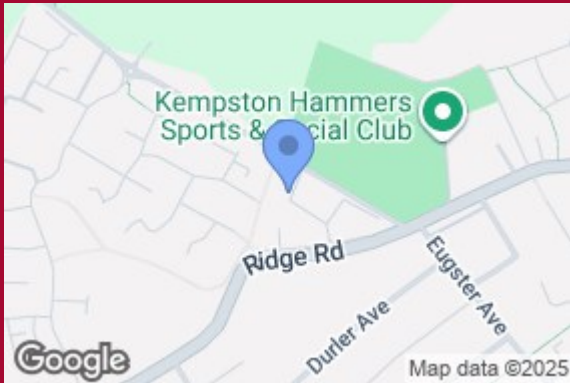
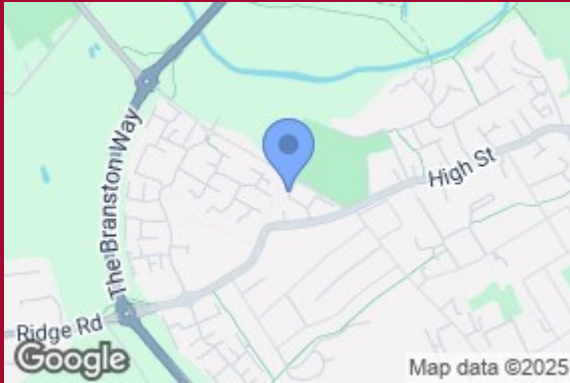
FREEHOLD

TAX BAND

C

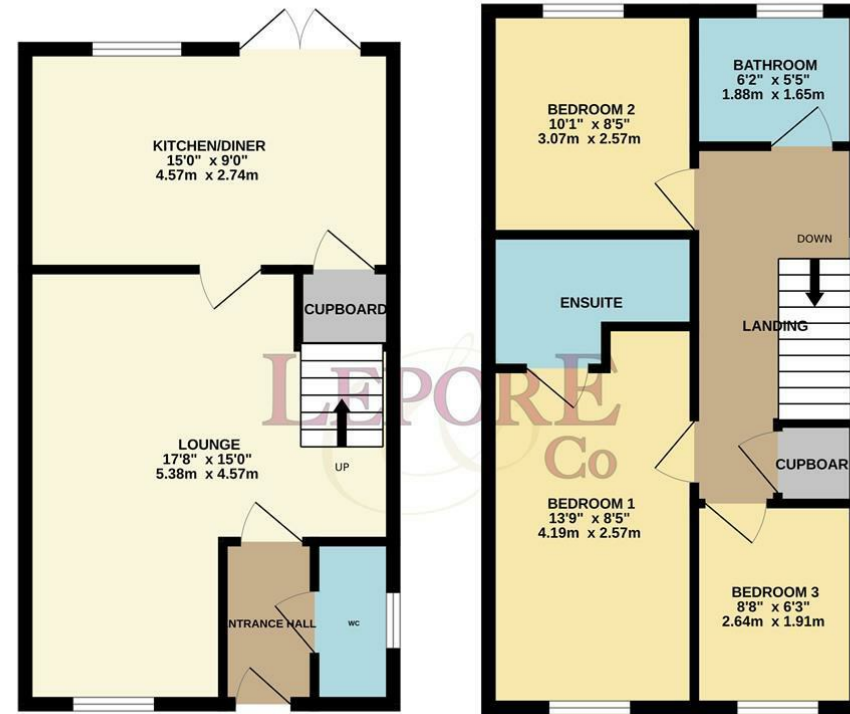
SERVICE CHARGE

There is a management cost of £212 p/a for general up keep and maintenance of the close.



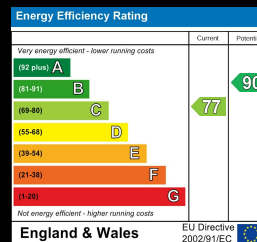
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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