



Wagstaffe Close | Bedford | Beds | MK41 8DY

**Asking Price £500,000**

**LEPORE**  
Co

Wagstaffe Close | Bedford  
 Beds | MK41 8DY  
 Asking Price £500,000

A SUPERB opportunity has arisen to purchase this BEAUTIFUL and well maintained FOUR bedroom EXTENDED DETACHED property ideally positioned on the outskirts of Bedford and situated off the highly desirable KIMBOLTON ROAD. The main highlights include hallway, wc, 19ft lounge, dining room, conservatory, kitchen and utility room, 14ft master bedroom with en suite, three further bedrooms, upstairs family shower room, SIZEABLE rear garden with office/workshop to rear, garage and parking. All local amenities are just a short drive away. To fully appreciate this WONDERFUL home an internal and external viewing is strongly advised. CALL TO VIEW. Council Tax Band F

- DETACHED
- 19ft LOUNGE
- DOWNSTAIRS WC
- 14ft MASTER BEDROOM
- PRIVATE REAR GARDEN
- FOUR BEDROOMS
- DINING ROOM
- KITCHEN & UTILITY
- EN SUITE
- GARAGE AND PARKING

FULL DESCRIPTION

ENTRANCE HALL

CLOAKROOM  
 5'0" x 2'0" (1.52 x 0.61)

LOUNGE  
 19'0" x 14'0" (5.79 x 4.27)

DINING ROOM  
 10'0" x 9'0" (3.05 x 2.74)

KITCHEN  
 9'0" x 8'0" (2.74 x 2.44)

UTILITY ROOM  
 9'0" x 7'0" (2.74 x 2.13)

CONSERVATORY  
 12'0" x 9'0" (3.66 x 2.74)

LANDING

MASTER BEDROOM  
 14'0" x 10'0" (4.27 x 3.05)

BEDROOM 2  
 9'0" x 8'0" (2.74 x 2.44)

BEDROOM 3  
 10'0" x 8'0" (3.05 x 2.44)

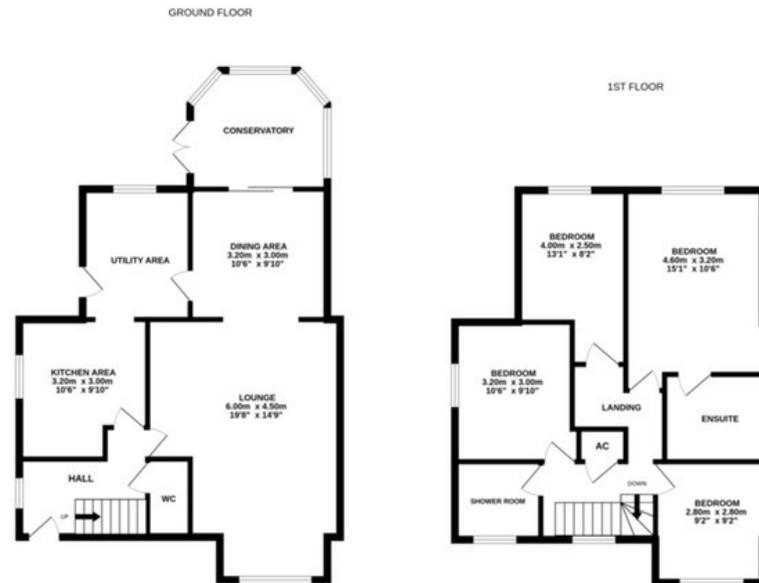
BEDROOM 4  
 9'0" x 8'0" (2.74 x 2.44)

SHOWER ROOM  
 6'0" x 5'0" (1.83 x 1.52)

FRONT GARDEN

REAR GARDEN

GARAGE



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs 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			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	69	
(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	

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