



**Lytham Place, Great Denham, Bedford, MK40 4FA**  
**Offers invited £325,000 Freehold**



A superb 3 bedroom semi detached property tucked away in this quiet cul de sac in the highly desirable village of Great Denham. This fantastic family home offers spacious living accommodation across 2 floors including a welcoming entrance hall, cloakroom, a light and airy lounge with doors leading through to a beautifully presented modern kitchen/dining room room with fitted appliances. Finishing off downstairs you will find a conservatory with French doors leading out to the garden. Upstairs there is a master bedroom with a fitted wardrobe & en suite, a further 2 generous sized bedrooms and the family bathroom. Externally the property offers a large enclosed garden with a paved patio seating area and to the front a driveway leading to a single garage that can also be accessed via the garden. Being just a short walk to local shops, schools and the Great Denham Country Park, this property makes the ideal family home.



Entrance Hall

Cloakroom

Living Room

15'2 x 11'9 (max) (4.62m x 3.58m (max))

Kitchen/Dining Room

14'8 x 10'1 (4.47m x 3.07m)

Double Glazed Conservatory

9'5 x 8'9 (2.87m x 2.67m)

1st Floor Landing

Master Bedroom with Walk In Wardrobe

9'5 x 9'3 (2.87m x 2.82m)

Ensuite

5'2 x 5'2 (1.57m x 1.57m)

Bedroom 2

10'1 x 7'8 max (3.07m x 2.34m max)

Bedroom 3

10'1 x 8'7 max (3.07m x 2.62m max)

Family Bathroom

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

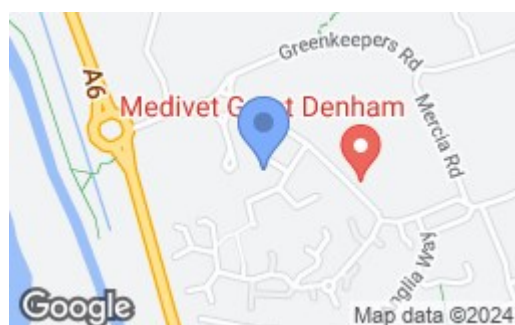
Outside

Front and Enclosed Rear Gardens

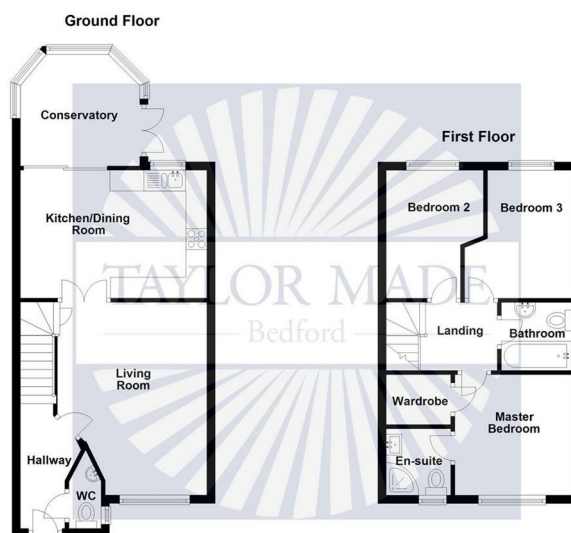
Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Council Tax: Bedford Borough D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 87 (A)	74 (B)	Very environmentally friendly - lower CO <sub>2</sub> emissions 87 (A)	74 (B)
85 (A)	72 (B)	85 (A)	72 (B)
83 (A)	70 (B)	83 (A)	70 (B)
81 (A)	68 (B)	81 (A)	68 (B)
79 (A)	66 (B)	79 (A)	66 (B)
77 (A)	64 (B)	77 (A)	64 (B)
75 (A)	62 (B)	75 (A)	62 (B)
73 (A)	60 (B)	73 (A)	60 (B)
71 (A)	58 (B)	71 (A)	58 (B)
69 (A)	56 (B)	69 (A)	56 (B)
67 (A)	54 (B)	67 (A)	54 (B)
65 (A)	52 (B)	65 (A)	52 (B)
63 (A)	50 (B)	63 (A)	50 (B)
61 (A)	48 (B)	61 (A)	48 (B)
59 (A)	46 (B)	59 (A)	46 (B)
57 (A)	44 (B)	57 (A)	44 (B)
55 (A)	42 (B)	55 (A)	42 (B)
53 (A)	40 (B)	53 (A)	40 (B)
51 (A)	38 (B)	51 (A)	38 (B)
49 (A)	36 (B)	49 (A)	36 (B)
47 (A)	34 (B)	47 (A)	34 (B)
45 (A)	32 (B)	45 (A)	32 (B)
43 (A)	30 (B)	43 (A)	30 (B)
41 (A)	28 (B)	41 (A)	28 (B)
39 (A)	26 (B)	39 (A)	26 (B)
37 (A)	24 (B)	37 (A)	24 (B)
35 (A)	22 (B)	35 (A)	22 (B)
33 (A)	20 (B)	33 (A)	20 (B)
31 (A)	18 (B)	31 (A)	18 (B)
29 (A)	16 (B)	29 (A)	16 (B)
27 (A)	14 (B)	27 (A)	14 (B)
25 (A)	12 (B)	25 (A)	12 (B)
23 (A)	10 (B)	23 (A)	10 (B)
21 (A)	8 (B)	21 (A)	8 (B)
19 (A)	6 (B)	19 (A)	6 (B)
17 (A)	4 (B)	17 (A)	4 (B)
15 (A)	2 (B)	15 (A)	2 (B)
13 (A)	0 (B)	13 (A)	0 (B)
11 (A)	-2 (B)	11 (A)	-2 (B)
9 (A)	-4 (B)	9 (A)	-4 (B)
7 (A)	-6 (B)	7 (A)	-6 (B)
5 (A)	-8 (B)	5 (A)	-8 (B)
3 (A)	-10 (B)	3 (A)	-10 (B)
1 (A)	-12 (B)	1 (A)	-12 (B)



Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by PlanUp.

Lytham Place, Great Denham

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



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