



**Dane Lane, Wilstead, Bedford, MK45 3HT**  
**Offers over £430,000 Freehold**



A beautifully presented individual 4 bedroom detached family home ideally located in this quiet cul de sac in the highly desirable village of Wilstead. This charming property offers spacious living accommodation across 2 floors including a large welcoming entrance hall, a superb lounge/dining room with French patio doors leading out to the garden, a well presented kitchen and a modern family bathroom with fully tiled marble walls. A spacious master bedroom is located on the ground floor, complete with an en suite and an impressive dressing room with fitted wardrobes that was formally a bedroom and could easily be reverted if required. Upstairs you will find a further 3 good sized bedrooms and a WC. Externally the property boasts a fantastically landscaped rear garden mainly laid to lawn with paved patio seating areas and to the front, a large paved driveway providing parking for numerous vehicles and a gated side driveway leading through to a detached double garage. Being just a short walk from all local amenities and with excellent road links, this stunning property makes the ideal family home.

### Entrance Hall

### Lounge/Diner

17'2 x 17 (5.23m x 5.18m)

### Kitchen

12'4 x 6'11 (3.76m x 2.11m)

### Family Bathroom

### Master Bedroom

11' x 8' (3.35m x 2.44m)

### En Suite

### Dressing Room

8' x 6'9 (2.44m x 2.06m)

### Landing

### Bedroom 2

13'9 (max) x 11'3 (4.19m (max) x 3.43m)

### Bedroom 3

12'11 x 8'9 (3.94m x 2.67m)

Council Tax: Bedford E

### Bedroom 4

7'10 x 7'1 (2.39m x 2.16m)

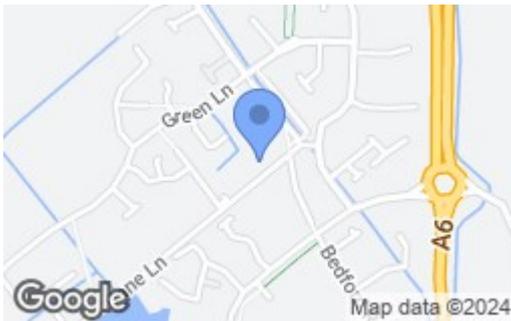
### W/C

### Rear Garden

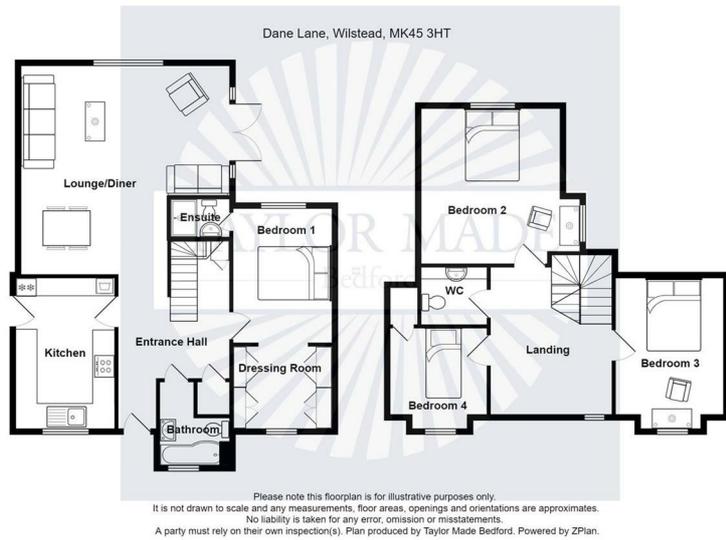
### Driveway & Detached Double Garage

### Wilstead

Wilstead is located just off the A6, Wilstead is a village with a shop, post office, pharmacy, two pubs and a village lower school. It has access to the A1 and M1 via Bedford's southern by-pass. Bedford railway station is approximately 5 miles away and has links to London St. Pancras International in just 39 minutes. The recent addition of the Wixams development nearby offers further amenities along with lakeside walks and beautiful countryside.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 89 (A)	Very energy efficient - lower running costs 92 (A+)	Very environmentally friendly - lower CO <sub>2</sub> emissions 89 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions 92 (A+)
89 (A)	79 (B)	89 (A)	79 (B)
79 (B)	69 (C)	79 (B)	69 (C)
69 (C)	59 (D)	69 (C)	59 (D)
59 (D)	49 (E)	59 (D)	49 (E)
49 (E)	39 (F)	49 (E)	39 (F)
39 (F)	29 (G)	39 (F)	29 (G)
29 (G)	19 (H)	29 (G)	19 (H)
19 (H)	9 (I)	19 (H)	9 (I)
Not energy efficient - higher running costs England & Wales	Not energy efficient - higher running costs England & Wales	Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales	Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales



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.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

