



# CRANES

1 Lodge Road, Cranfield, MK43 0BG

£475,000



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# 1 Lodge Road

## Bedford, MK43 0BG

- FIVE BEDROOMS
- EXTREMELY VERSATILE
- GREAT VIEWS
- OFF ROAD PARKING
- MUST BE VIEWED
- ALL DOUBLE BEDROOMS
- VILLAGE LOCATION
- SEPARATE HOME OFFICE
- DECEPTIVELY SPACIOUS

If space and versatility is what you are after then look no further - this five double bedroom house has both in abundance. With two bedrooms to the ground floor (one with vaulted ceiling and french doors leading out to the garden) and three to the first floor, this property really does offer something for every way of living. The centrepiece of the house is a stunning country style kitchen/dining/family room at the rear with bifold doors leading out to the extensive decking area and rear garden beyond. There are bathrooms to both floors of the house, including a spacious walk-in wet room which can effectively be used as an en-suite to one of the ground floor bedrooms. Situated on the very edge of the popular Bedfordshire village of Cranfield, the property has extensive westerly views from the first floor bedrooms and, for the increasingly popular 'working from home' lifestyle, the house comes with a separate office to the rear, complete with power, light and fitted desk. The ground floor accommodation fully comprises of entrance hall, lounge, open plan kitchen/dining/family room, two bedrooms, inner lobby/utility area and a walk-in wet room. To the first floor are three further double bedrooms and a family bathroom. The property has a block paved driveway to the front providing off road parking for 2-3 vehicles. To the rear is a great sized rear garden with decking area, fitted home office and garden shed/store room. The space of this property really does need to be believed and a viewing comes highly recommended.

£475,000



### ENTRANCE HALL

**LOUNGE** 17'0" x 10'7" (5.19 x 3.24)

**KITCHEN/DINING/FAMILY ROOM**  
23'0" x 11'5" (7.03 x 3.48)

**BEDROOM FOUR** 13'1" x 9'11" (4 x 3.03)

**BEDROOM FIVE** 11'4" x 11'3" (3.47 x 3.43)

**WET ROOM** 11'3" x 6'0" (3.43 x 1.85)

**LOBBY/UTILITY ROOM** 11'4" x 4'10" (3.47 x 1.48)

### FIRST FLOOR

**BEDROOM ONE** 14'6" x 10'0" (4.43 x 3.06)

**BEDROOM TWO** 14'5" x 9'5" (4.4 x 2.88)

**BEDROOM THREE** 10'11" x 8'0" (3.35 x 2.45)

**FAMILY BATHROOM**





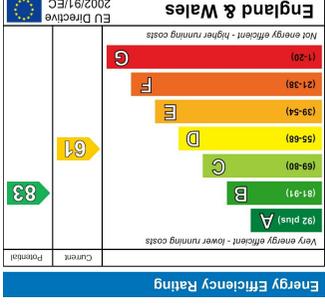




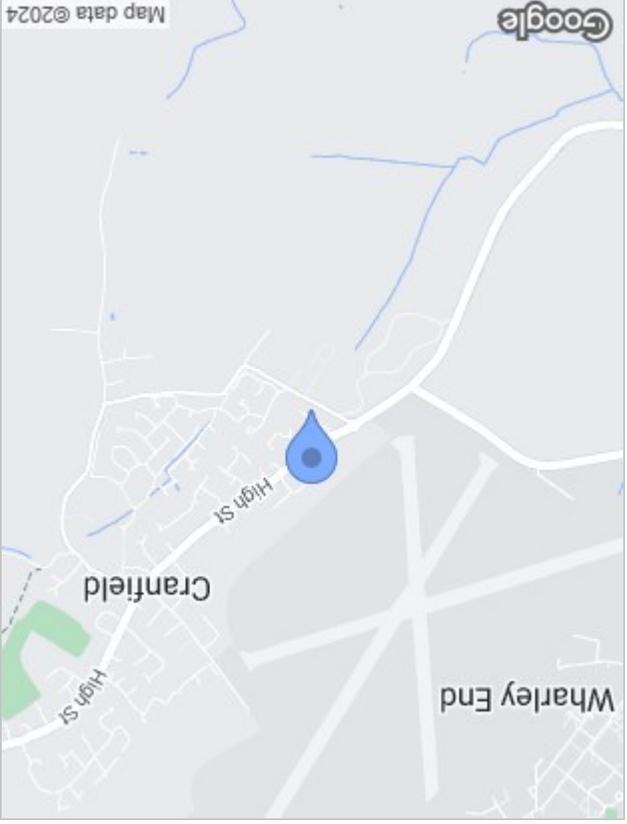
## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



## Energy Performance Graph



## Location Map