



CRANES

4 Pincords Lane, Cranfield, MK43 1AA

£375,000









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# 4 Pincords Lane

Bedford, MK43 1AA

- THREE BEDROOMS
- HIGH SPECIFICATION
- GREAT PARKING
- EN-SUITE TO MASTER
- DOWNSTAIRS WC
- SEMI DETACHED
- OVERSIZED GARAGE
- UTILITY AREA
- VILLAGE LOCATION

This wonderfully presented three bedroom semi-detached home is offered for sale on the extremely popular Cranfield Park development. Previously the show home, this incredibly spacious property comes with a range of great features, including a downstairs cloakroom, an en-suite shower room to the master bedroom and a bigger than average driveway providing great off road parking. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, kitchen/diner, utility area, master bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. To the side of the house is the driveway providing off road parking for 2-3 vehicles and access to the oversized single garage and to the rear, a fully enclosed garden with gated access. An internal inspection comes highly recommended.



## ENTRANCE HALL

**LOUNGE** 14'2" x 10'11" (4.32 x 3.33)

**KITCHEN/DINER** 14'4" x 11'5" (4.37 x 3.49)

**UTILITY AREA** 9'1" x 3'3" (2.79 x 1.01)

**MASTER BEDROOM**  
9'4" x 9'1" (plus fitted wardrobes) (2.86 x 2.78 (plus fitted wardrobes))

**EN-SUITE** 7'8" x 6'2" (2.35 x 1.9)

**BEDROOM TWO** 10'0" x 8'8" (3.06 x 2.66)

**BEDROOM THREE** 9'5" x 7'7" (2.89 x 2.33)

**FAMILY BATHROOM** 7'4" x 5'6" (2.25 x 1.68)









SANCTUARY  
HAIR LOTION  
250 ml / 8.4 fl oz US







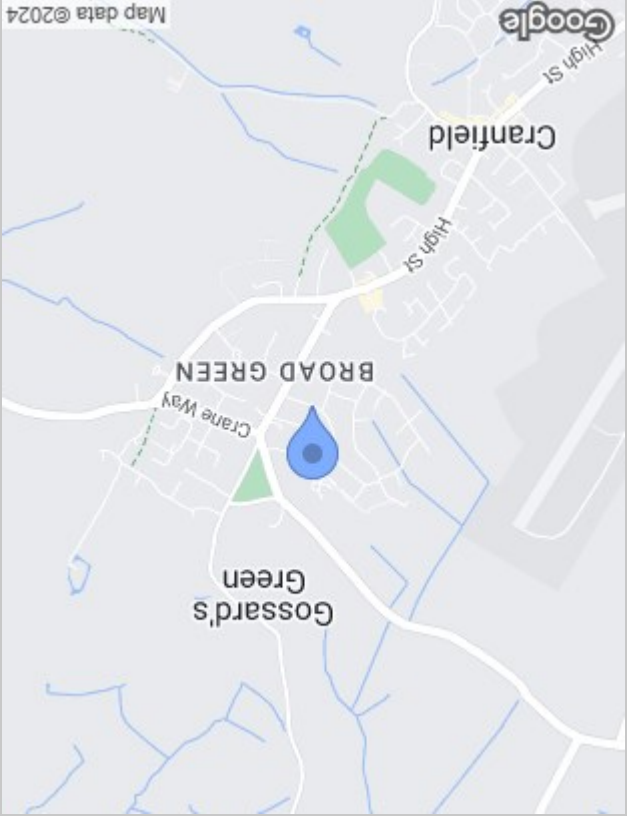
## Viewing

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 prior to purchasing.

Energy Efficiency Rating	
Current	Future
95	85
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

## Energy Performance Graph



## Location Map