



CRANES

1A Merchant Lane, Cranfield, MK43 0BU

£450,000





1A Merchant Lane

Bedford, MK43 0BU

- WELL PRESENTED
- PARKING FOR MULTIPLE CARS
- VILLAGE LOCATION
- EN SUITE TO MASTER
- GARAGE WITH WORKSHOP SPACE
- DOWNSTAIRS CLOAKROOM

We are delighted to be instructed to sell this beautifully presented three-bedroom home located in the village of Cranfield. The property was constructed by an independent builder and has since been further updated by the current owners.

The ground floor of the property comprises of an entrance hall, cloakroom, utility room, and lounge. The cosy lounge has a newly fitted log burner, antio flooring and plenty of room for furnishings. Furthermore, there is a modern open plan kitchen/diner with double doors leading into the garden. Upstairs are two double bedrooms, a family bathroom and a master bedroom which has an ensuite.

Externally, there is a fully enclosed rear garden which boasts a porcelain patio with plenty of space to entertain in these summer evenings. There is also access to the larger than average single garage which is partly used as a workshop. The property also has off road parking for several vehicles.

As the acting sole agents, we strongly recommend viewing to appreciate everything this unique property has to offer.



£450,000



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

KITCHEN/ DINER 20'0" x 14'9" (6.1 x 4.5)

UTILITY ROOM 8'2" x 6'0" (2.51 x 1.83)

LOUNGE 16'11" x 11'8" (5.18 x 3.58)

MASTER BEDROOM 12'0" x 11'10" (3.66 x 3.61)

EN SUITE 8'9" x 4'9" (2.69 x 1.47)

BEDROOM TWO 14'9" x 9'1" (4.5 x 2.77)

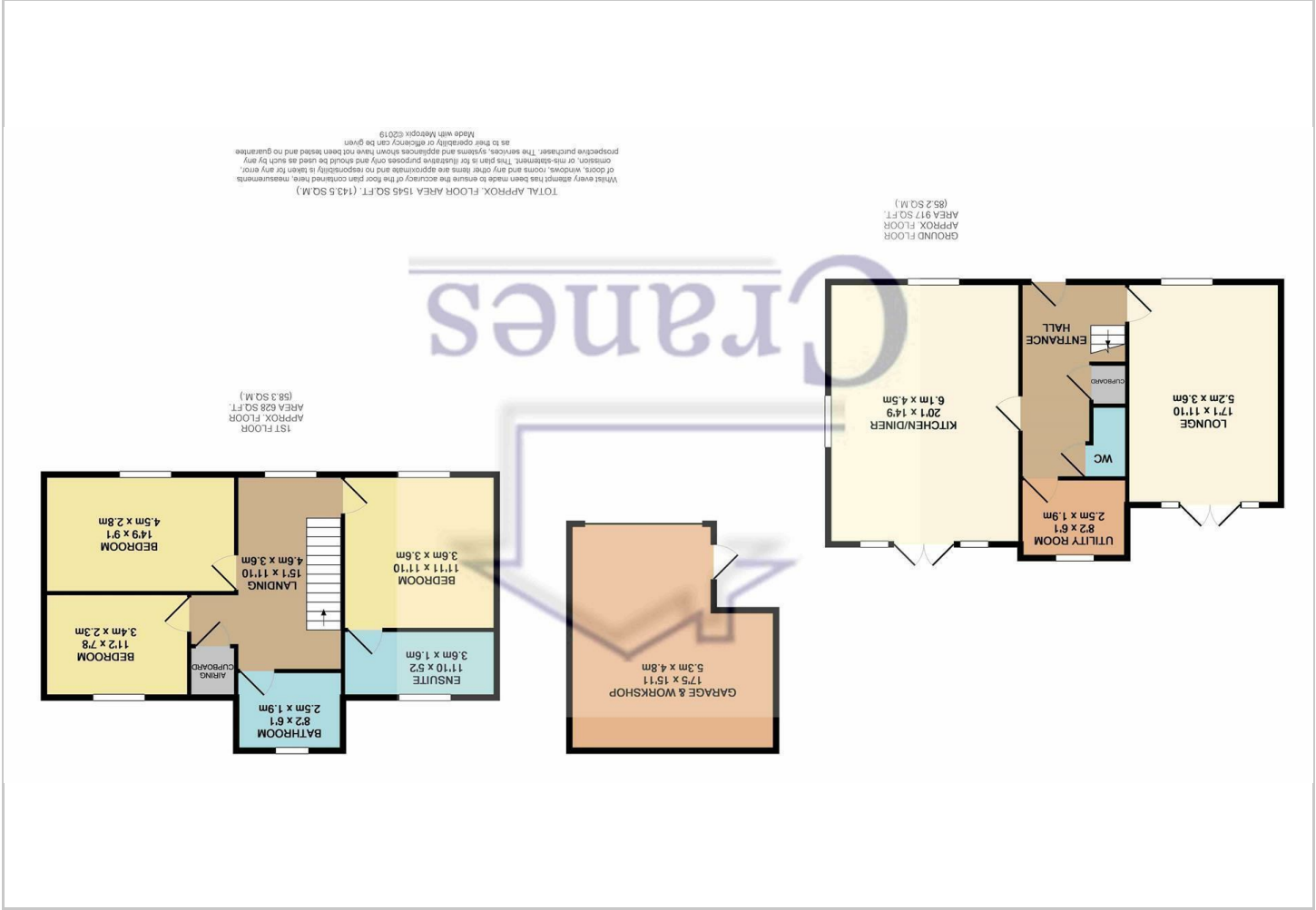
BEDROOM THREE 34 x 234 (10.36m x 71.32m)

FAMILY BATHROOM 8'2" x 6'0" (2.49 x 1.85)





Floor Plans



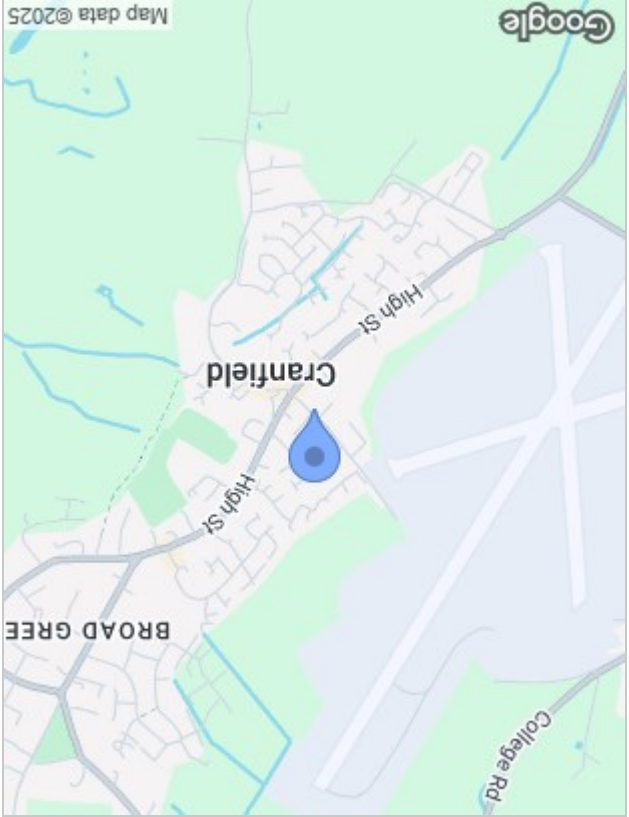
Viewing

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	
Potential	Current
EU Directive 2002/91/EC	
England & Wales	
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)	
Not energy efficient - higher running costs	

Energy Performance Graph



Location Map