



CRANES

5 Pincords Lane, Cranfield, MK43 1AA
Offers Over £465,000

 4  2  1  B



5 Pincords Lane

Bedford, MK43 1AA

- SOUGHT AFTER VILLAGE LOCATION
- OVERSIZED SINGLE GARAGE
- DRIVEWAY FOR PARKING
- SHORT WALK TO SHOPS AND SCHOOLS
- INTEGRATED APPLIANCES
- MASTER BEDROOM WITH ENSUITE
- LANDSCAPED GARDEN

This wonderfully presented four bedroom detached home is offered for sale with on the extremely popular Cranfield Park development.

As you enter the property you are met with a stretch of hallway which has doors leading to the guest cloakroom, utility cupboard and handy storage cupboard. Through the hallway leads to the open plan kitchen/dining area which boasts integrated appliances and double doors to the garden. There are also double doors leading to the bright and airy living room which has a bay window to the front.

Upstairs there is a master bedroom which has built in wardrobes and an ensuite shower room. There are a further 3 bedrooms and a family bathroom.

Outside, there are landscaped gardens and access to a good-sized garage. There is also access to the garage at the front where you have a driveway for 2 cars and private off road parking for additional vehicles.



Offers Over £465,000

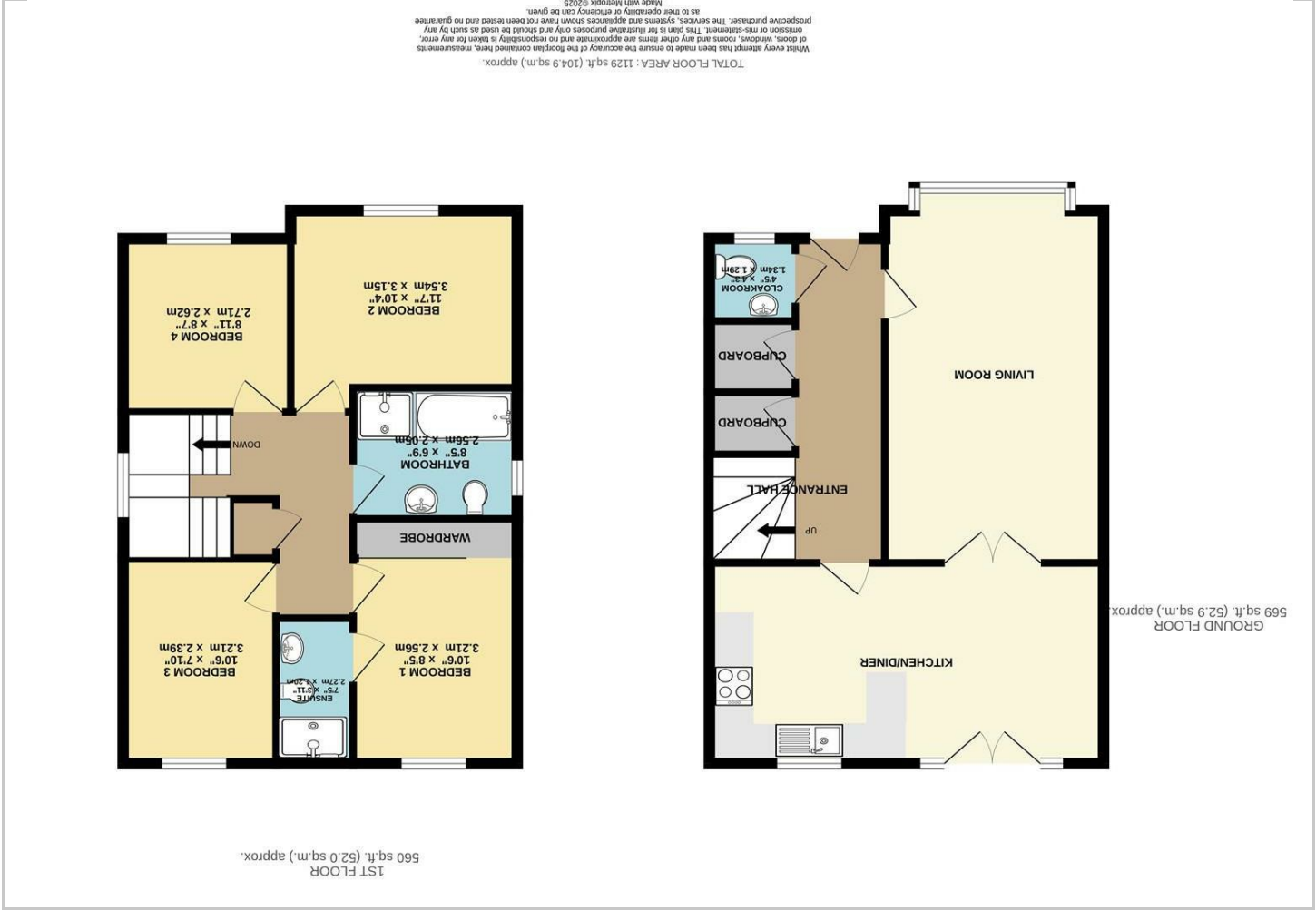


LIVING ROOM	19'2" x 11'2" (5.86 x 3.42)
KITCHEN/DINING ROOM	20'2" x 10'3" (6.17 x 3.14)
CLOAKROOM	14'9" x 14'1" (4.5 x 4.3)
BEDROOM 1	10'6" x 8'4" (3.21 x 2.56)
ENSUITE	7'5" x 3'11" (2.27 x 1.2)
BEDROOM 2	11'7" x 10'4" (3.54 x 3.15)
BEDROOM 3	10'6" x 7'10" (3.21 x 2.39)
BEDROOM 4	8'10" x 8'7" (2.71 x 2.62)
FAMILY BATHROOM	8'4" x 6'8" (2.56 x 2.05)





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.

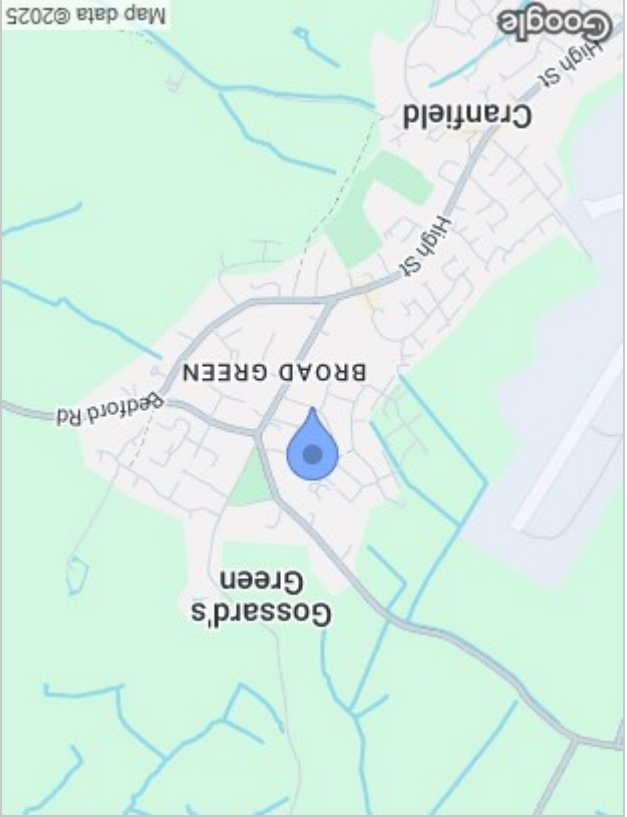
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

116b High Street, Cranfield, Bedford, MK43 0DG

Tel: 01234 750900 Email: sales@cranesproperty.co.uk www.cranesproperty.co.uk

Energy Efficiency Rating	
Current	Potential
86	93
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	
F	
E	
D	
C	
B	
A	
Very energy efficient - lower running costs	

Energy Performance Graph



Location Map