



# CRANES

60 Pincords Lane, Cranfield, MK43 1AA

£485,000

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£485,000

# 60 Pincords Lane

Bedford, MK43 1AA

- FOUR BEDROOMS
- NEARLY NEW
- COUNTRYSIDE VIEWS
- ENCLOSED GARDEN
- NO UPPER CHAIN
- EXECUTIVE DETACHED
- OVERSIZED SINGLE GARAGE
- EN-SUITE
- HIGH SPECIFICATION

We are delighted to be instructed to sell this extremely well presented and nearly new executive four bedroom detached family home. Occupying an enviable position overlooking open countryside and enjoying fantastic views to the front, this Bloor home is built to a great specification. The property also benefits from a triple length driveway to the side, and is offered for sale with no upper chain. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, kitchen/diner/family room, utility room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally, the property has paved front access and to the rear, a fully enclosed garden laid mainly to lawn with gated side access. There is also a driveway providing off road parking for three vehicles which leads to the oversized single garage. The property enjoys enviable views out across open countryside and a viewing is highly recommended.



## ENTRANCE HALL

## DOWNSTAIRS CLOAKROOM

## KITCHEN/DINER/FAMILY ROOM

20'1" x 14'4" (max) (6.14 x 4.39 (max))

## LOUNGE

20'2" x 11'4" (plus bay window) (6.15 x 3.46 (plus bay window))

## UTILITY ROOM

7'1" x 5'2" (2.18 x 1.59)

## MASTER BEDROOM

11'7" x 10'9" (3.54 x 3.28)

## EN-SUITE

7'1" x 5'2" (2.17 x 1.58)

## BEDROOM TWO

10'10" x 10'8" (3.31 x 3.27)

## BEDROOM THREE

10'11" x 9'4" (max) (3.35 x 2.86 (max))

## BEDROOM FOUR

9'1" x 8'5" (2.79 x 2.57)

## FAMILY BATHROOM

9'11" x 5'5" (3.03 x 1.67)







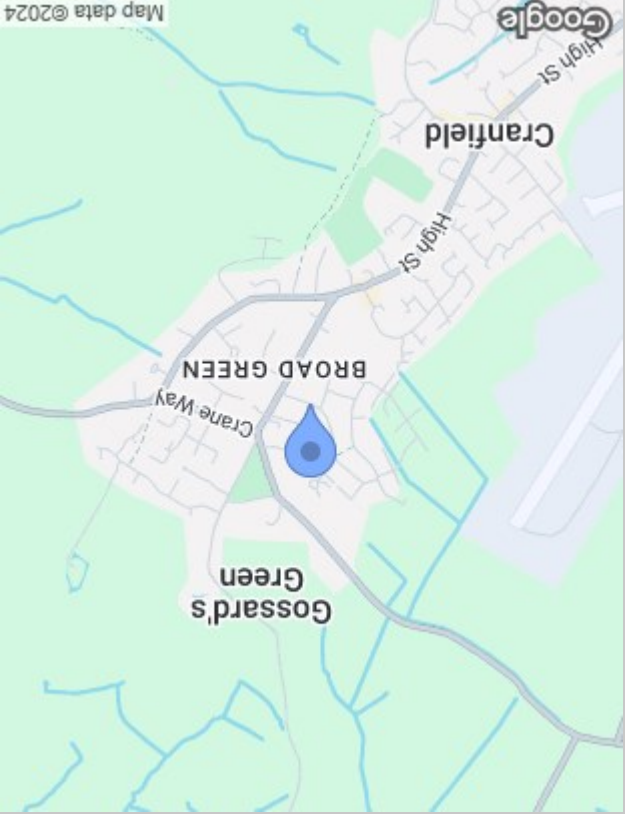
## Viewing

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 Efficiency Rating	
Current	Future
93	83
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

## Energy Performance Graph



Location Map