



Connells

Rectory Close
Carlton Bedford



Property Description

Connells are excited to be able to bring to the market this detached property located in the highly desirable village of Carlton. This property comprises of entrance porch, entrance hall, cloakroom, lounge with bar area, kitchen/diner, conservatory, bedroom and study/bedroom 4. Moving to the first floor there are 2 further bedrooms and the bathroom. Externally the property boasts a mature enclosed rear garden, front garden, driveway and parking.

Entrance Porch

Entrance Hall

Wet Room

Study/bedroom Four

8' 10" x 6' 9" (2.69m x 2.06m)

Lounge

20' 6" x 12' 9" Max (6.25m x 3.89m Max)

Kitchen/diner

18' 7" x 12' 5" (5.66m x 3.78m)

Conservatory

15' 1" x 6' 3" (4.60m x 1.91m)

Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)

First Floor

Landing

Bedroom Two

14' 6" x 12' 7" (4.42m x 3.84m)

Bedroom Three

10' 2" x 9' 5" (3.10m x 2.87m)

Bathroom

External

Front Garden

Rear Garden

Garage & Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/BED311290



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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