



**Connells**

Lanchester Close  
Clapham Bedford



### Property Description

Property comprises on the ground floor of an entrance hall with built in cupboards and stairs to the first floor. There are two reception rooms and a separate kitchen offering an array of eye and base level units with space for appliances. There is the added benefit of a downstairs toilet and additional storage area. On the first floor there are three good size bedrooms and a separate three piece family bathroom. There is loft access via the landing. The property has double glazing and gas central heating.

Externally to the front there is a lawned garden with pathway leading to the front door. To the rear there is a block paved patio area with steps leading to the lawn. There is mature shrub borders with timber fencing and a shed. There is an external light and water tap.

The current sellers are offering the property with no onward chain so an early viewing is highly advised.



## Entrance Hall

## Lounge

12' 9" x 12' 8" ( 3.89m x 3.86m )

## Dining Room

10' 1" x 9' 1" ( 3.07m x 2.77m )

## Kitchen

10' x 9' 6" ( 3.05m x 2.90m )

## Outbuilding

14' 7" x 4' 6" ( 4.45m x 1.37m )

## First Floor

## Landing

## Bedroom One

11' 8" x 10' 6" ( 3.56m x 3.20m )

## Bedroom Two

10' 9" x 10' 6" ( 3.28m x 3.20m )

## Bedroom Three

8' 4" x 8' 1" ( 2.54m x 2.46m )

## Bathroom

## External

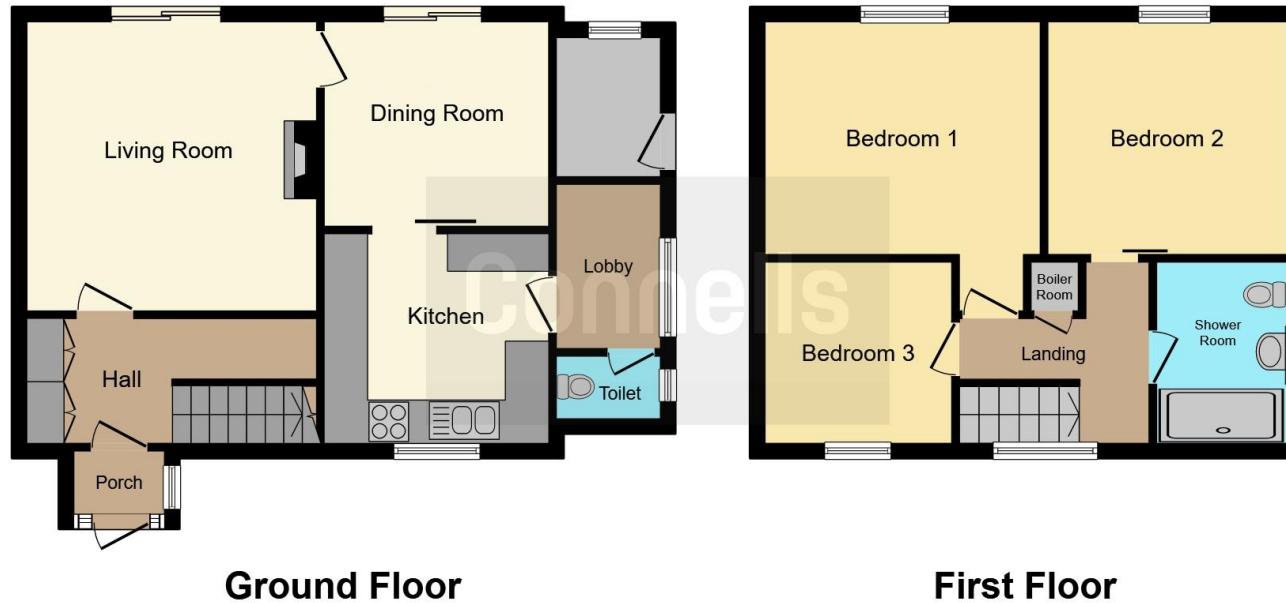
## Front Garden

## Rear Garden









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**EPC Rating: D**

Tenure: Freehold

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