



**Connells**

High Street  
Lidlington Bedford





## Property Description

Connells are pleased to offer this three bedroom end of terrace cottage situated within the attractive village of Lidlington. The property offers a wealth of character including exposed beams to ceilings, sitting room with feature fireplace. The kitchen complete with plenty of counter top space and ample storage, the entire ground floor boasts tasteful finishes, creating a stylish living environment. Downstairs you'll also find a home office space. Venturing upstairs you'll find three well proportioned bedrooms and bathroom. Stepping outside, you will find a small garden space perfect for entertaining friends and family, as you head on further you will find a deceptively large second garden boasting side access to a double garage.

## Entrance

Door to front which is situated on the side of the property, into a porchway which has a window to the front aspect, leading to dining room.

## Cloak Room

Low level wc, double glazed window.

## Kitchen

8' 11" x 13' 2" ( 2.72m x 4.01m )

Double glazed window to side aspect.. Wall to base fitted units, easy clean work surfaces, ceramic sink unit with drainer. Tiled flooring. Aga style oven, which also serves the central heating system. Door to utility room. Exposed

beams to the ceiling. Steps down to dining area.

## Utility Room

With door to garden, plumbing for washing machine.

## Dining Room

12' 8" x 13' ( 3.86m x 3.96m )

Double glazed window to the side aspect. Tiled flooring. Fireplace with open fire. Exposed beams to the ceiling. Steps up to kitchen. Door to porchway.

## Living Room

12' 10" x 13' 11" ( 3.91m x 4.24m )

Double glazed bay window to front aspect. Feature fireplace with dual fuel log burner. Radiator. Exposed beams to ceiling. Stairs rising to the first floor. Door to the front aspect.

## Study

7' 1" x 7' 5" ( 2.16m x 2.26m )

Double glazed window to the side aspect.

## First Floor

## Landing

Doors to all bedrooms and bathroom.

## Bedroom 1

13' 1" x 8' 10" ( 3.99m x 2.69m )

Double glazed window to the front aspect. Built in wardrobes. Radiator. Exposed beams to the ceiling.

### En Suite

Hand wash basin with vanity storage, low level wc, Exposed beams to the ceiling.

### Bedroom 2

12' 10" x 13' 11" ( 3.91m x 4.24m )

Double glazed window to the side and rear aspect. Built in wardrobes. Radiator. Exposed beams to the ceiling.

### Bedroom 3

7' 9" x 8' 2" ( 2.36m x 2.49m )

Built in wardrobes. Radiator.

### Bathroom

Panelled corner bath with shower over, low level wc, hand wash basin, extractor fan, towel radiator.

### Loft Space

No power to loft.

### Outside

### Double Garage

Window to rear, up and over garage door to front, power. Block paved driveway area to the front of the garage.

### Front Garden

Brick wall surround, steps to pathway leading to door. shingled area perfect for potted plants or planting. Gated driveway to the side of the property.

### Rear Garden

Patio area with wall mature shrub borders. Steps leading to a further garden which mostly laid to lawn with various mature and well maintained shrubs, hedges and flower bed borders. Countryside views. Side gate access.















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**EPC Rating: E**

Tenure: Freehold

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