



Connells

Landers Edge
Marston Moretaine Bedford



Property Description

Set within a cul-de-sac location is this stunning four bedroom detached home, Landers Edge is situated on the ever-popular Marston Park development, with access to the Forest Centre and Country Park. The property boasts a modern open plan kitchen diner with integrated appliances and opens to the rear garden which is perfect for entertaining or relaxing. A practical utility room for your laundry. A spacious living room which is bathed in natural light. Well proportioned bedrooms, the master bedroom with an en suite. The rear garden overlooks woodland. The garage is a useful space for secure parking, extra storage or can be converted subject to planning permission. The Driveway offers off road parking for multiple vehicles.

Early viewing is recommended!

Entrance / Hallway

Door to front, hallway leading to ground floor rooms, built in storage cupboard, radiator, stairs rising to first floor.

Living Room

17' 1" x 11' 1" (5.21m x 3.38m)

Double glazed bay window to front aspect, window to side aspect, radiator. tv point.

Kitchen / Diner

12' 1" x 18' 4" (3.68m x 5.59m)

Sleek wall to base fitted units with easy clean work surfaces, integrated double oven, hob with extractor above, tiling, fully tiled floor, one and a half bowl stainless steel sink, Patio doors with ceiling to floor windows either side, built in storage cupboard, space for large dining table. Radiator.

Utility Room

Plumbing for washing machine, space for tumble dryer, easy clean work surface, door to rear garden.

Cloak Room

Low level wc, hand wash basin.

First Floor

Landing

Double glazed window to front aspect, doors to bedrooms, bathroom, built in storage cupboard, access to loft.

Bedroom 1

11' x 12' max (3.35m x 3.66m max)

Two double glazed windows, built in wardrobes, radiator, door to en suite.

En Suite

Double glazed window to side aspect, double width shower cubicle, low level wc, hand wash basin, chrome towel radiator.

Bedroom 2

12' x 12' 1" (3.66m x 3.68m)

Double glazed window to rear aspect, radiator.

Bedroom 3

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to rear aspect, radiator.

Bedroom 4

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, panelled bath with glass door and shower over, low level wc, hand wash basin, radiator.

Outside

Garage

Integrated garage with up and over door.

Front Garden

Hedge to front with lawn area, flower bed with plants and shrubs, driveway leading to garage and front door, space for potted plants.

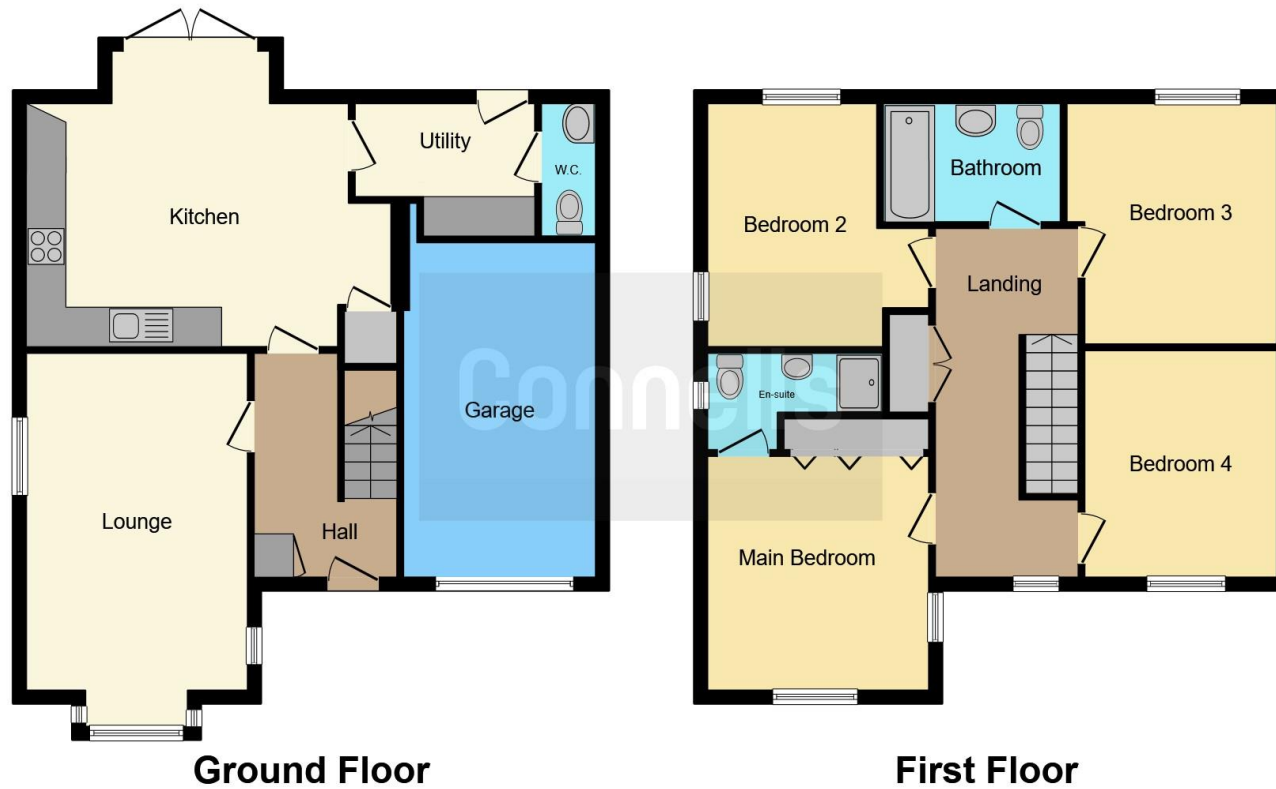
Rear Garden

Mostly laid to lawn, plants and shrubs, wooden fencing, paved patio area, side gate access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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Property Ref: FLI305308 - 0002