

Dunstable Office:

**01582 477 077**



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The Grain Store, The Lane, Tebworth, Bedfordshire, LU7 9QB

**Price £625,000 Freehold**



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The Property Experts with the Personal Touch

# The Grain Store, The Lane, Tebworth, Bedfordshire, LU7 9QB

**Price £625,000**



## Kitchen/Dining Room

24'3" x 13'3" (7.40m x 4.03m)

Entered via Composite front door, staircase to first floor, Fitted with a range of floor and wall units with Stone worktop over, integrated appliances, fitted oven, hob and extractor, Roof window and double glazed window to rear, casement door to rear garden, exposed beams to walls and ceiling

## Living Room

18'5" x 11'1" (5.61m x 3.39m)

Storage cupboard and French doors to rear garden

## Inner Hallway

## Bedroom 3

8'10" x 12'4" (2.69m x 3.76m)

Exposed beams to wall, double glazed window to front aspect

## Cloakroom

Close coupled W.C, wash hand basin, double glazed window to rear

## Bedroom 2

13'2" x 16'3" (4.01m x 4.95m)

Exposed beams, double glazed window to front aspect

## Shower Room

Close coupled W.C, wash hand basin fitted mirror, double shower cubicle, double glazed window to rear aspect

## First floor

Built in cupboard

## Bedroom 1

11'7" x 11'10" (3.53m x 3.60m)

exposed beams to wall and ceiling, double glazed window to side aspect, radiator

## Bathroom

Freestanding claw foot bath, close coupled W.C, shower cubicle, wash hand basin with vanity under, heated towel rail

## Outside

## Rear Garden

Patio area then laid to lawn with flower and shrub borders, gated side access

## Parking

To the front of the barn

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional **Toddington:** 2-4 High Street  
Office: - 01525 877 771

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The Grain Store is a three bedroom detached barn conversion, located on The Lane Farm development in the hamlet of Tebworth. This lovely courtyard setting is ideally placed for the Commuter with Harlington and Leighton Buzzard train stations and the M1 and A5 all being a short drive away. The accommodation comprises Living Room with exposed beams, fitted kitchen/dining, two ground floor bedrooms with shower room and cloakroom with a first floor bedroom and bathroom. Outside there is a lovely landscaped rear garden and parking. Call now to arrange a viewing.



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## Road Map



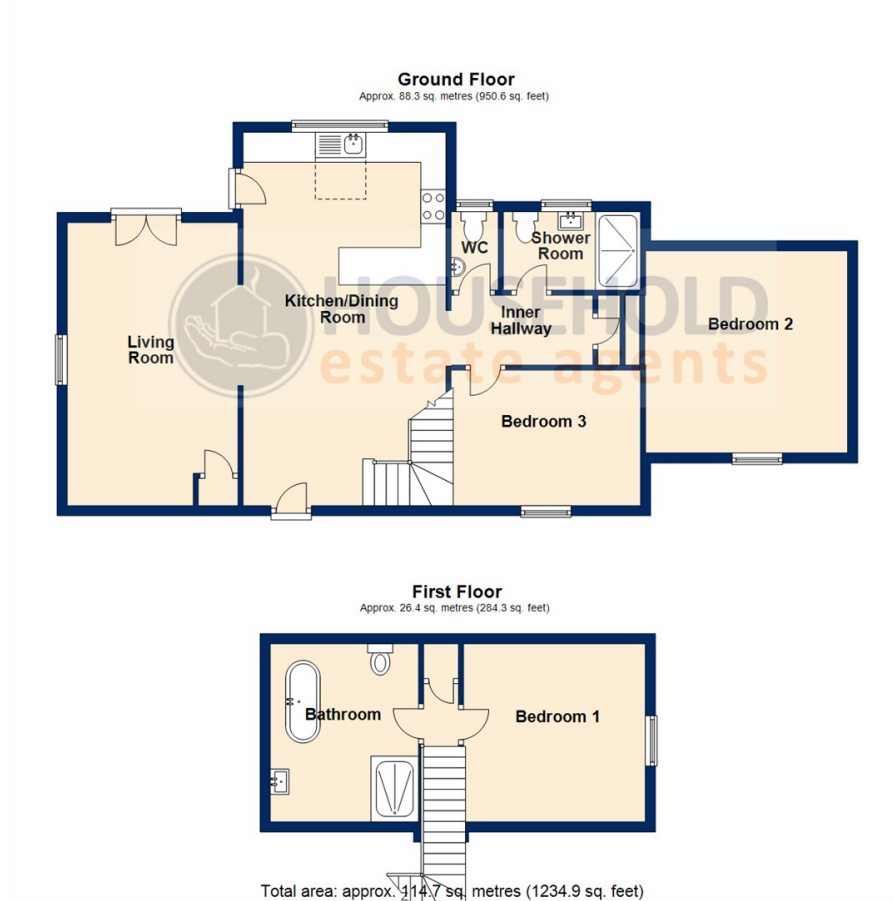
## Hybrid Map



## Terrain Map



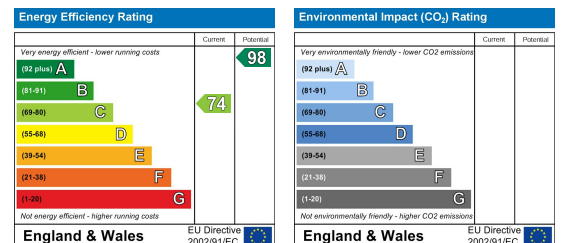
## Floor Plan



## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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