



28b Dane Lane, Wilstead, Bedford MK45 3HT







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Wilstead
Bedford
MK45 3HT

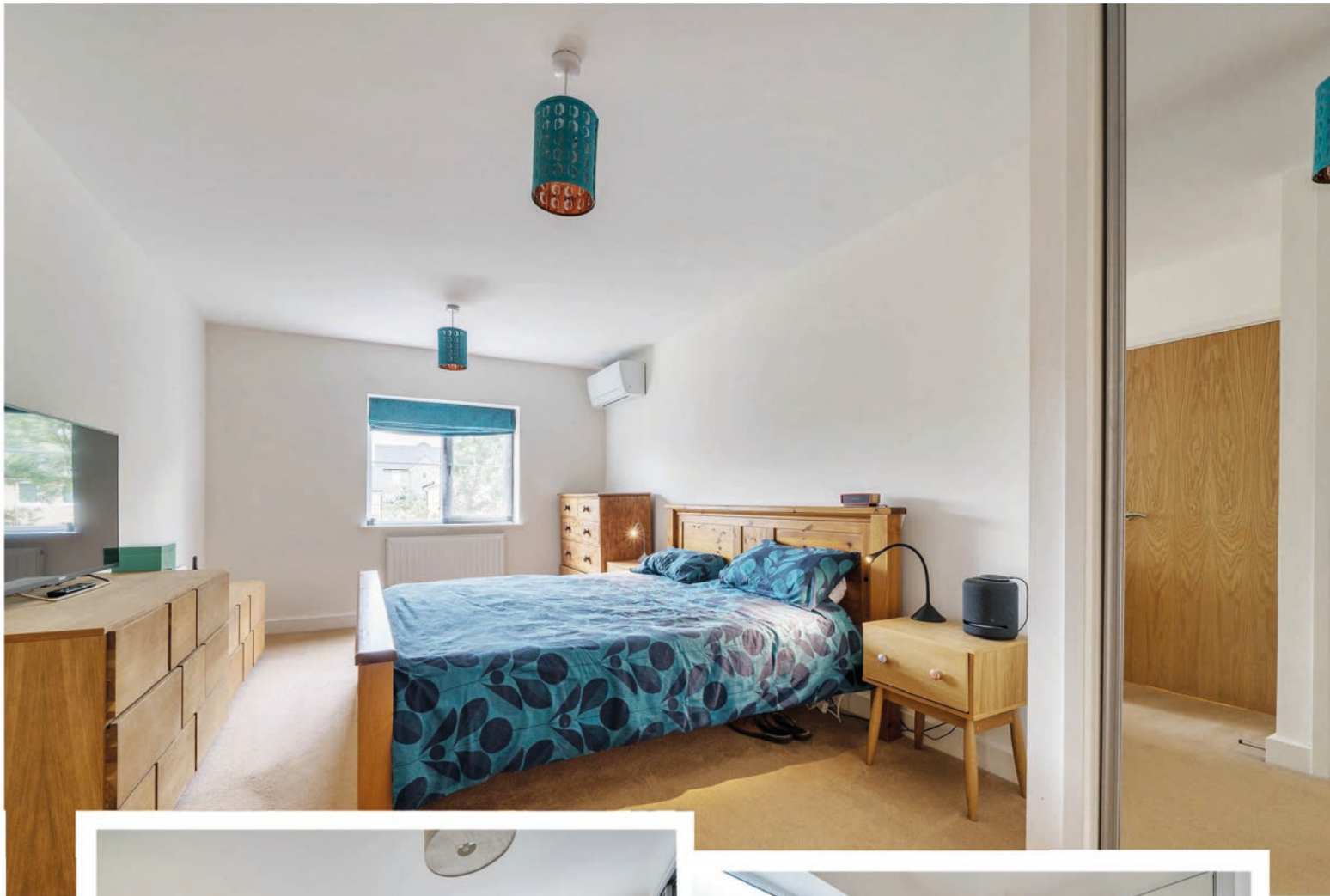
Guide Price £730,000

A large detached home
situated along a private lane...

- Private location
- Entrance hall
- Cloakroom
- Large kitchen/breakfast room
- Family room
- Formal dining room
- Five bedrooms
- Two family bathrooms
- En suite to master
- Air conditioning
- Private garden
- Double garage



- Council Tax Band G
- Energy Efficiency Rating B



Lane and Holmes are delighted to offer for sale this very well presented, detached five bedroom home on Dane Lane in Wilstead offering well proportioned accommodation over two floors.

Being sold for the first time since its construction in 2015, this detached house offers space to spare and includes a large entrance hall, a cloakroom and a storage closet. There is a large kitchen/breakfast room to the front with a tiled floor and a range of high gloss units and a number of integrated appliances including a wine fridge, a dishwasher, a range cooker with a stainless steel splashback and a Quooker hot tap.

The remainder of the ground floor is split between large adjoining reception rooms including a dual aspect family room and a formal dining room, both with double glazed doors opening to the rear garden and accessed internally via bifold glazed doors.

The first floor provides a galleried landing from which each of the five generous bedrooms is accessed. The layout is such that it provides ample rooms for spacious sleeping accommodation, as well as the capability to work from home, and the master bedroom boasts a selection of wardrobes and an en suite bathroom. There are also two fitted family bathrooms, ample storage and two of the bedrooms benefit from air conditioning cooling units. Further benefits include double glazing and gas fired central heating.



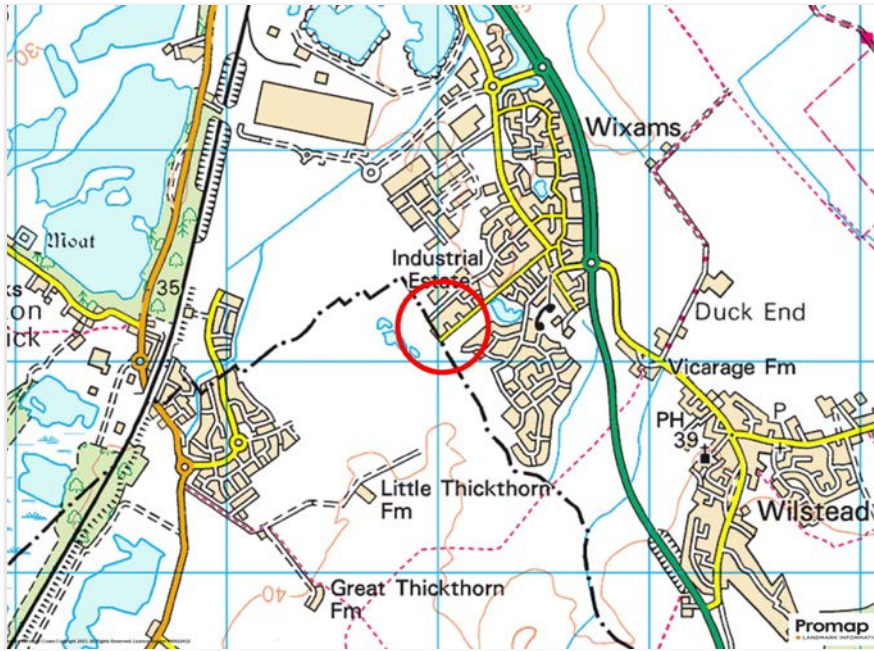
Externally the property provides a double garage, with twin electric up and over doors with a courtesy door to the rear. The landscaped rear garden includes an Indian slate paved patio, as well as a shingled seating area under a pergola, and lawn. The rear garden also offers a range of trees and bushes as borders and there is a further area given over to rewilding.

Agents note- This development of five houses has its own management company, The Grange (Dane Lane) Ltd., with each property currently contributing £250 per annum.

This beautiful property is approached from Dane Lane, a private road, and is in a secluded development of five similar properties on the edge of Wilstead village. The recent addition of the Wixams development offers excellent local amenities including a Co-op store, school, takeaway, village hall and sports/leisure complex and a restaurant along with beautiful countryside and lakeside walks. There is also a garden centre. The property is well located for the A6 which links to Luton, Bedford and the A421 bypass leading onto the A1 and M1.







Bedford Railway Station 5 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 10 miles • Luton Airport 18 miles • Stansted Airport 44 miles • London 57 miles



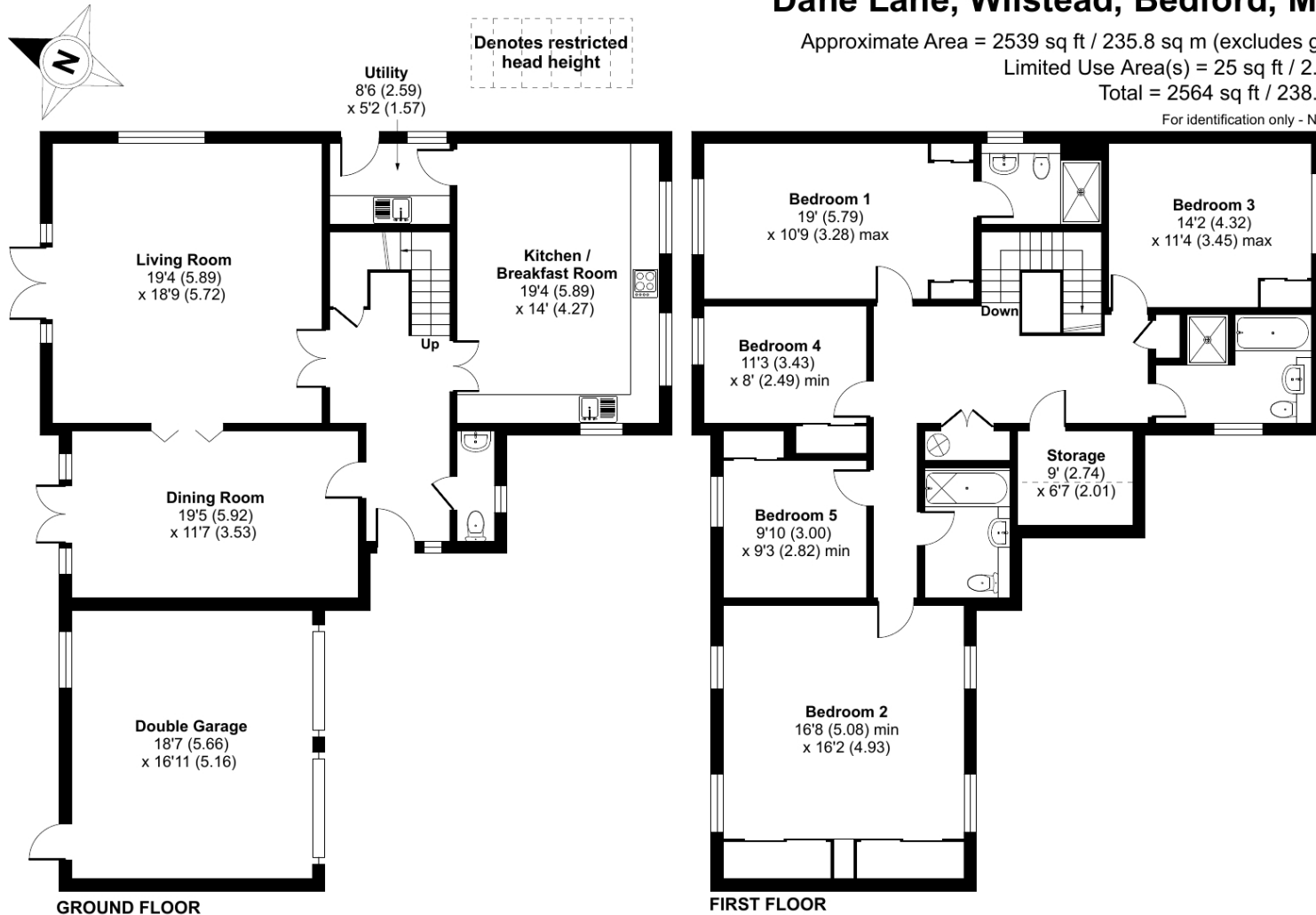
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Approximate Area = 2539 sq ft / 235.8 sq m (excludes garage)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 2564 sq ft / 238.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lane & Holmes. REF: 1031573



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

