



7, Centenary Place, Blunham, Bedfordshire, MK44 3FA



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Blunham,
Bedfordshire,
MK44 3FA

OIEO £500,000

Well located family home, with
planning for extension/garage
conversion

- Modern detached home
- Cloakroom
- Kitchen/breakfast room
- Living room
- Dining room
- Four double bedrooms
- Two bath/shower rooms
- Garage and parking
- Sought after village location
- Freehold

- Council Tax Band C
- Energy Efficiency Rating B



Remaining new home warranty still in place until 2029...



Set in the popular village of Blunham, this beautifully kept family home was constructed by Abbey Homes in 2019.

Offered in show home condition, it is a perfect chance to purchase a property with its remaining new home warranty still in place until 2029.

The scene is set immediately upon entering the entrance hall, which offers access to all living areas with stairs rising to the first floor. The kitchen/breakfast room is a particular feature, with white gloss units and wood effect worktops. There are doors to the rear garden and the garden can also be accessed via the spacious living room. To the front there is a separate dining room, which could be used as a family room if required, if dining in the kitchen.

On the first floor there are four double bedrooms, the master having an en suite and there is a family bathroom. Both the en suite and the bathroom have modern fittings with both having separate double size shower cubicles.

Further benefits includes LVT flooring on the ground floor, gas central heating, double glazing and a cloakroom.

To the exterior there is off road parking to the side and a larger than typical garage. The rear garden is laid mainly to lawn with a patio, some shrubs and two maturing Silver Birches.

Blunham is a popular village with a village hall and playing field, a shop, a Public House and a Primary School. The A1 is just a few minutes' drive away and for the commuter, rail services are available to the capital and beyond from either Bedford, St Neots or Sandy stations. The village itself is surrounded by countryside for picturesque walks with a footpath to the popular Danish Camp being close by.



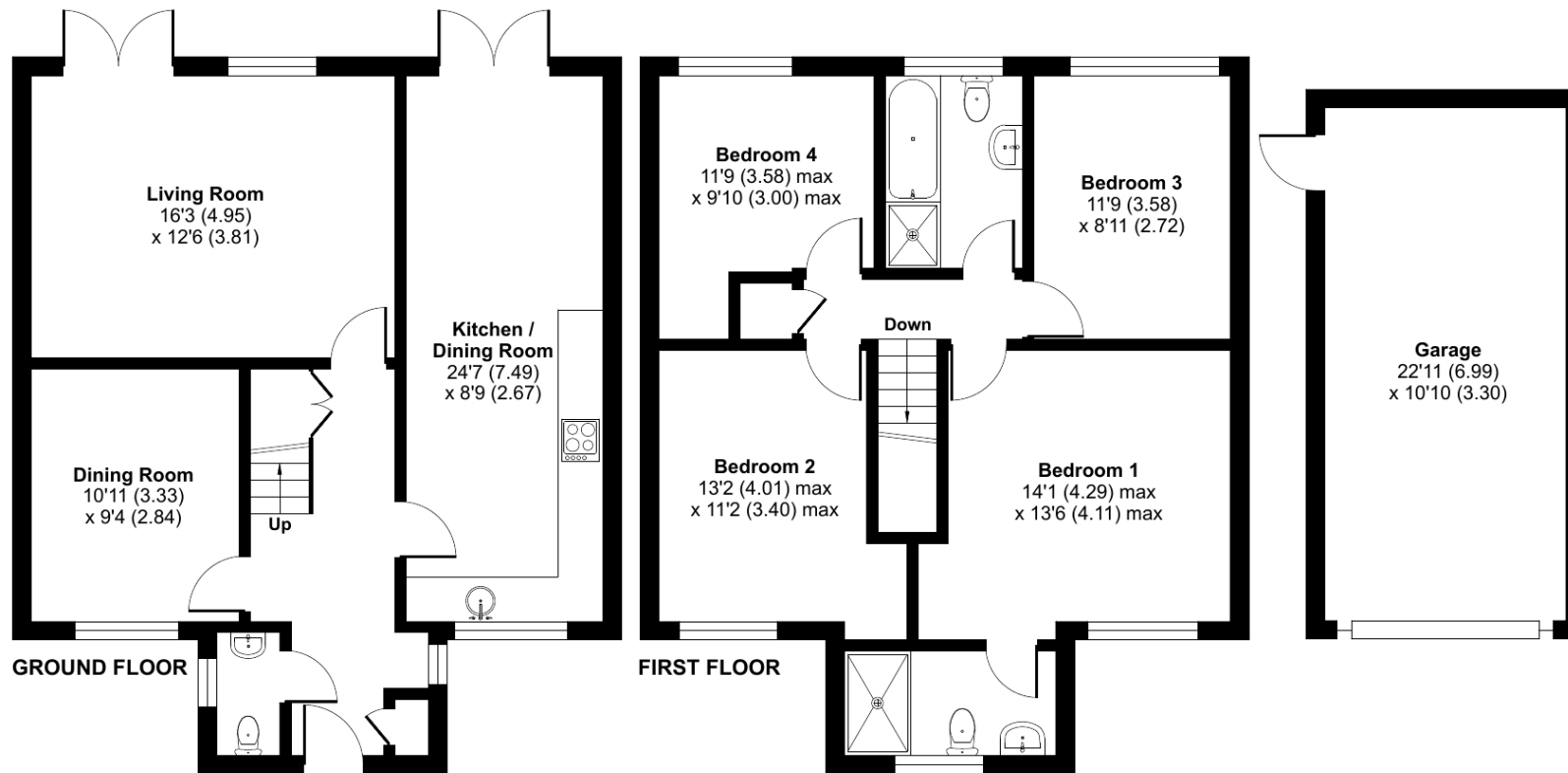
Centenary Place, Bedford, MK44

Approximate Area = 1372 sq ft / 127.5 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 1621 sq ft / 150.6 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1123388



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