



4 Spring Holme, Riseley, Bedford, MK44 1BF







4 Spring Holme
Riseley
Bedford
MK44 1BF

Price £650,000

A perfect family home in a
popular village location...

- Entrance hall
- Cloakroom
- Study/fifth bedroom
- Home office/playroom
- Living/dining room
- Kitchen
- Utility room
- Master bedroom with en suite
- Three further bedrooms
- Family bathroom
- Large garden room
- Landscaped gardens



- Council Tax Band G
- Energy Efficiency Rating B



This is an excellent opportunity to acquire a spacious extended four bedroom family home located at the end of a quiet cul-de-sac in this very popular North Bedfordshire village.

Spring Holme is an exclusive development of just four similarly styled detached properties located off Rotten Row, just a stone's throw from open countryside.

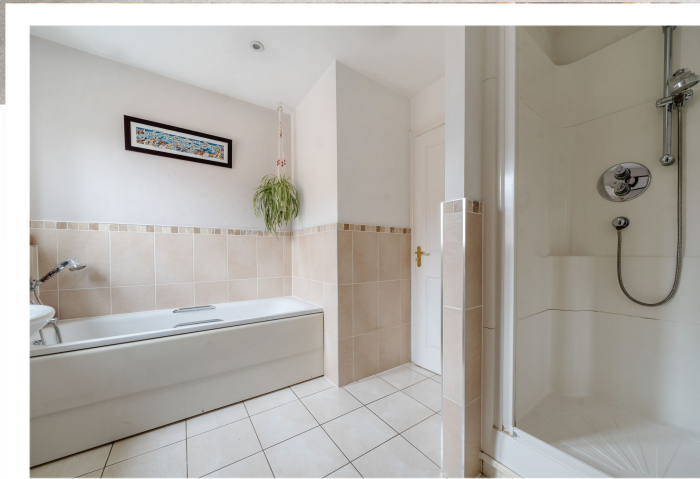
The property was constructed in 2004 with later additions in 2017 and since then photovoltaic panels have been added to the roof, helping to dramatically reduce the energy bill, and an electric car charging point has been added helping the property's green credentials.

The accommodation on the ground floor includes a cloakroom, a study, the former dining room now used as a home office, and an extended living dining room that opens out in to the refitted kitchen helping to create a really inclusive living space. The utility room is accessed from the kitchen.

The first floor offers a master bedroom with en suite and three further bedrooms served by a family bathroom with a separate shower.

Additional benefits include gas fired central heating and double glazing.

Externally the property has a lovely rear garden with a substantial timber constructed garden room well positioned to take advantage of the afternoon and evening sun. Its 237 square feet enables a wide range of activities to take place with the current owners even having a large screen for projecting films on to.



The remainder of the rear garden is well landscaped. The double integral garage has parking in front for up to three vehicles.

Riseley is located just ten miles to the north of Bedford and easily accessed from the A6 Bedford to Rushden road. Riseley offers a blend of period properties as well as modern executive homes and benefits from a Parish Church, Riseley C of E Primary School and is in the Sharnbrook Academy catchment area. In addition, there is a popular Public House/restaurant, a village shop and the Giddy Coat Coffee Shop plus playing fields and local sports' clubs.

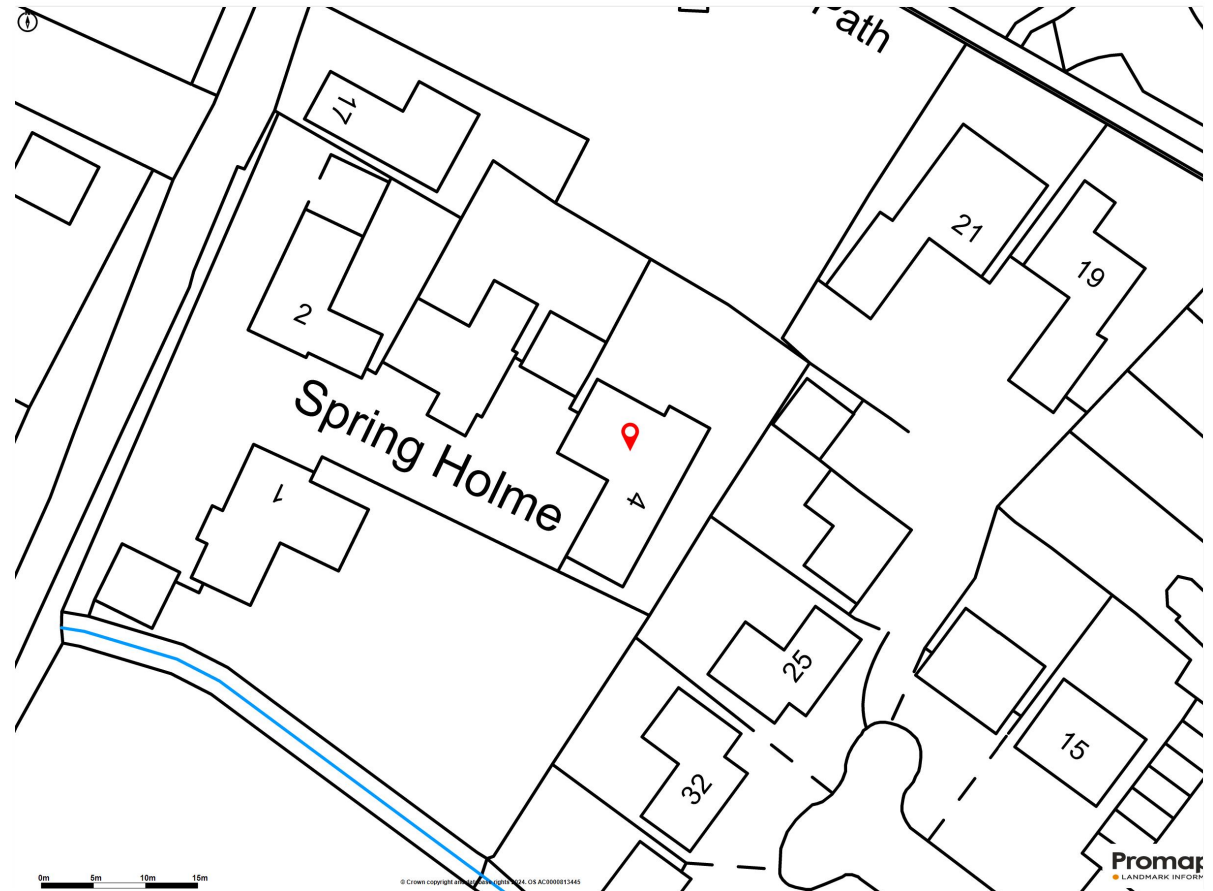
Kimbolton is approximately six miles away and offers a wide variety of amenities including shops, Kimbolton School, three Public Houses and recreational facilities. Bedford's mainline station offers fast and frequent services to London's St Pancras International station from forty-one minutes. Bedford's Thameslink services depart regularly to London and onwards to Gatwick and Brighton.

The independent Harpur Trust schools, and others, can be found in Bedford together with a wide range of recreational, shopping and sporting opportunities. The Keysoe International equestrian centre is just four miles away and there are many country walks to be had in the area. The Rushden Lakes Shopping Centre is only eleven miles away with a full range of national brands on offer together with a multi-screen cinema and a variety of restaurants.



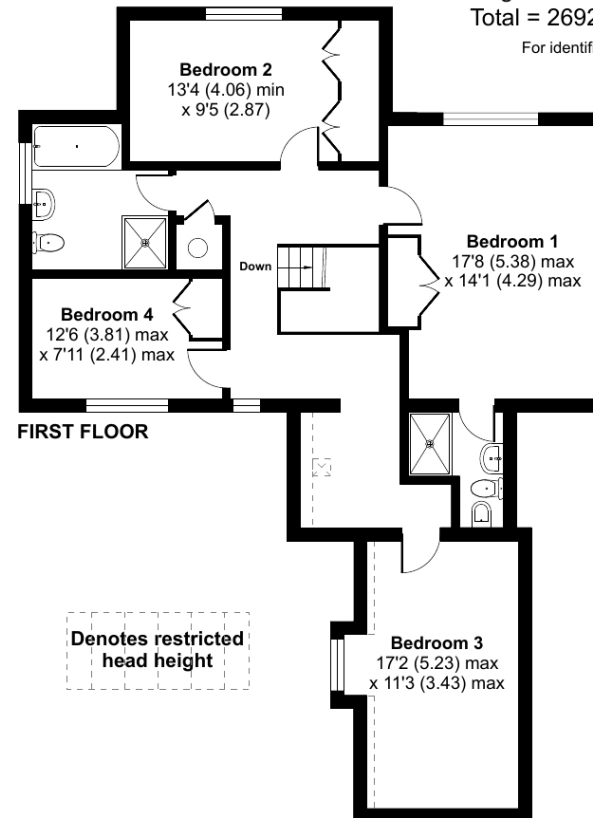
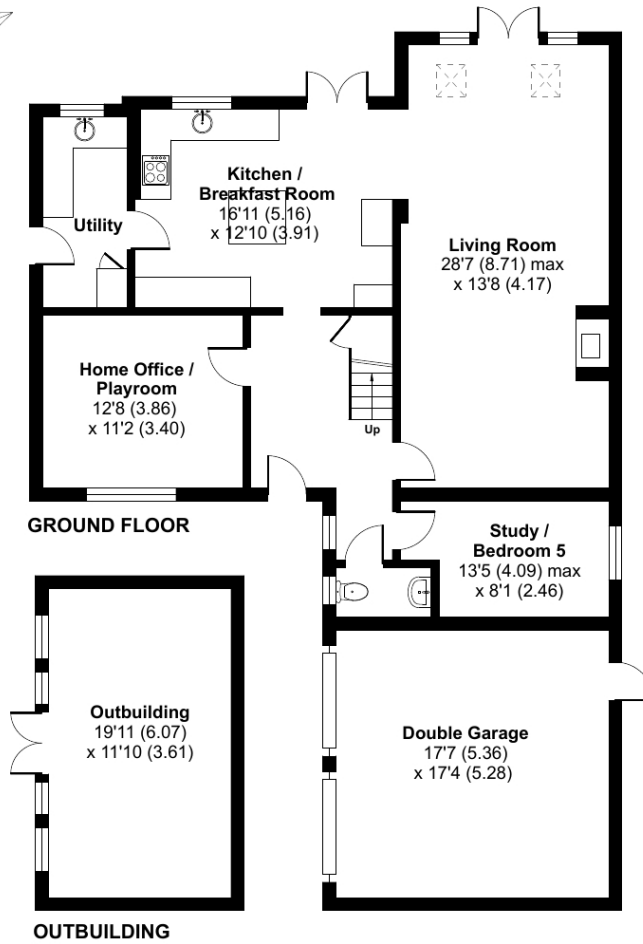


Bedford Railway Station 10 miles • Milton Keynes Station 26 miles • A1 Black Cat Roundabout 13 miles • M1 Junction 21 miles • Luton Airport 39 miles • Stansted Airport 61 miles • London 68 miles



Spring Holme, Riseley, Bedford, MK44

Approximate Area = 2135 sq ft / 198.3 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Outbuilding = 237 sq ft / 22 sq m
 Garage = 306 sq ft / 28.4 sq m
 Total = 2692 sq ft / 250 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: 1136232



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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.

