



4 Nightingale Way, Sharnbrook, Bedfordshire MK44 1LG



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Bedfordshire  
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Price £475,000

A substantial detached family home...

Entrance hall

Cloakroom

Separate reception rooms

Large kitchen/breakfast room

Conservatory

Five double bedrooms

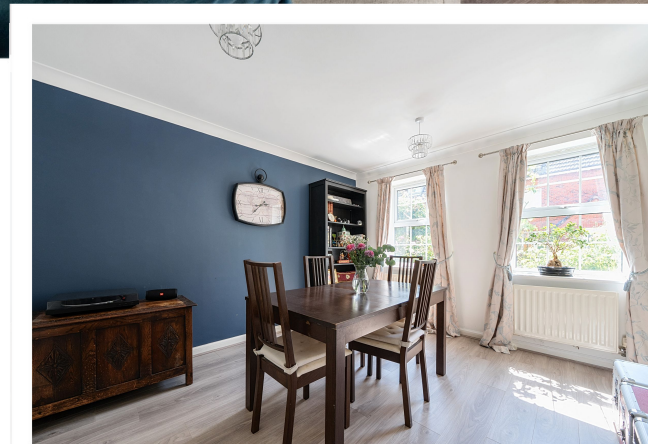
Three en suites

Family bathroom

Garage and driveway

Private rear garden

Freehold



- Council Tax Band F
- Energy Efficiency Rating TBC

## Situated in a popular village...



Lane and Holmes are delighted to offer for sale this very well-presented detached home in Sharnbrook, a very popular village in North Bedfordshire.

The property offers accommodation over three floors, with the ground floor including an entrance hall and cloakroom, a formal dining room and a large kitchen/breakfast room, which includes granite worktops, integrated appliances and a Rangemaster cooker. The ground floor also provides a dual aspect lounge with a feature fireplace and there are double doors which open out to the conservatory which overlooks the rear garden.

On the middle floor, there are two double bedrooms, both with built-in wardrobes and one with an en suite. There is also a family bathroom and a good-sized master bedroom,

which benefits from a new carpet and a new en suite.

Moving to the top floor there are two further bedrooms, one of which has its own en suite whilst the other could easily be a light and airy office or work space.

Externally there is a garage and a driveway to the side and flower beds and borders at the front. There is a private low maintenance garden at the rear. The property also benefits from double glazing and gas fired heating.

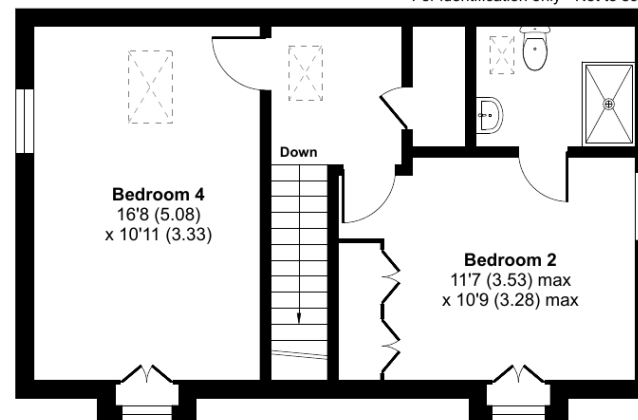
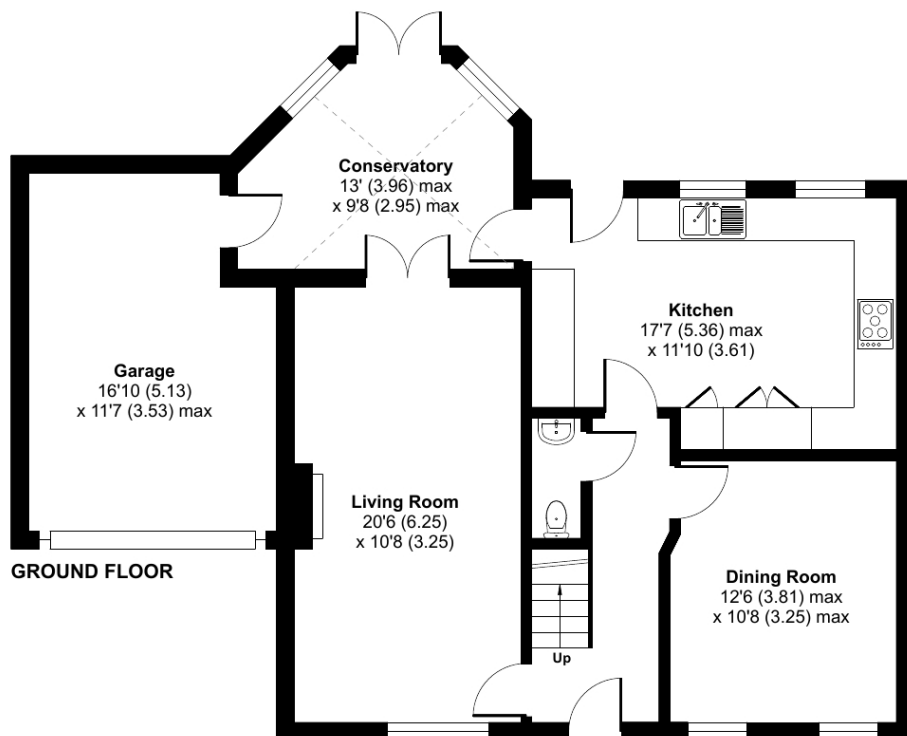
Sharnbrook is located just nine miles to the north of Bedford with easy access from the A6 and easy access to Bedford's excellent network of roads allowing connections to the M1, A1, Milton Keynes, Cambridge and other important employment and recreational centres. Bedford's mainline railway station offers fast and regular services to London's St Pancras. The highly regarded Sharnbrook Academy is in the village together with Sharnbrook Primary school. Excellent private schooling is available in Bedford from The Harpur Trust and others.



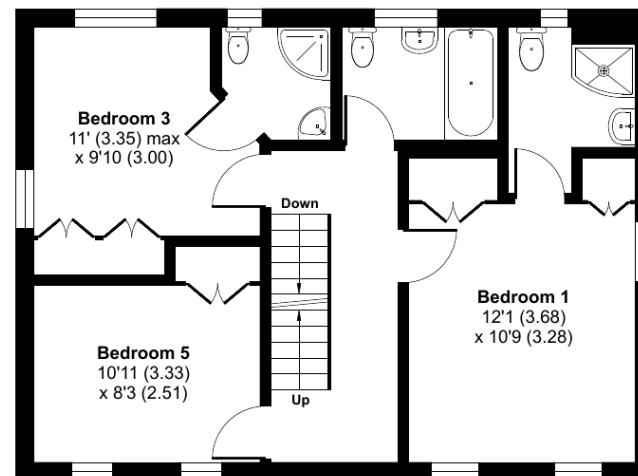
# Nightingale Way, Sharnbrook, Bedford, MK44

Approximate Area = 1832 sq ft / 170.1 sq m (excludes garage)

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1148342



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