



11 Gleneagles Close, Great Denham, Bedford MK40 4GZ



11 Gleneagles Close
Great Denham
MK40 4GZ

OIEO £650,000

A stunning three storey
home...

Entrance hall

Office

Lounge

Stunning refitted/redesigned kitchen

Five bedrooms

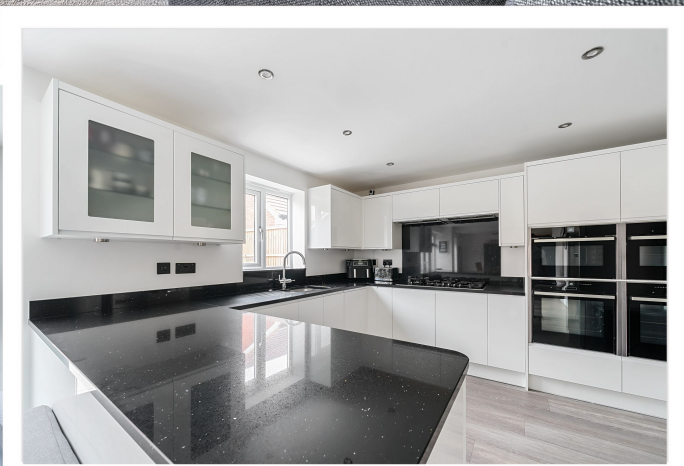
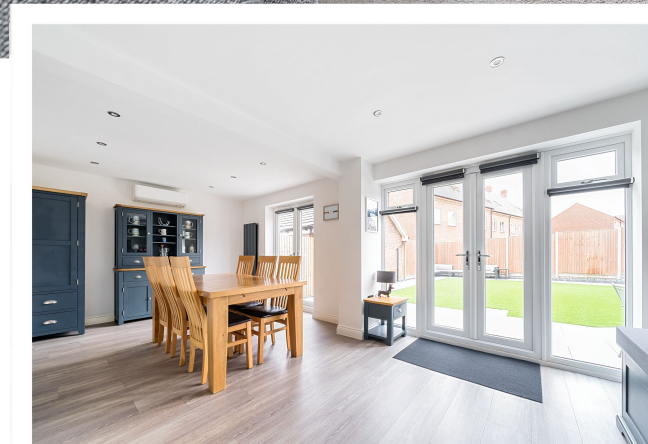
Dressing room and en suite

Double garage

Spacious accommodation

Versatile layout

Freehold



- Council Tax Band G
- Energy Efficiency Rating B

Blending practical living space and modern convenience...



Lane and Holmes are delighted to offer for sale this beautifully presented three storey detached home in Gleneagles Close on the edge of Great Denham, with an open aspect to the front.

The ground floor provides an entrance hall, an office and a cloakroom. There is a large bay fronted sitting room at the front, whilst across the full width of the rear of the property there is a remodelled and updated kitchen/breakfast/dining room benefitting from quartz work surfaces and a range of integrated appliances. There has also been the addition of an air conditioning unit and an adjoining utility room.

The middle floor provides two double bedrooms, a family bathroom and the master suite. The master suite comprises a spacious

bedroom with an adjoining dressing room with fitted wardrobes, an en suite, and a further air conditioning unit.

The top floor provides two further generous double bedrooms running the full depth of the top floor. There is also a further bathroom on this level, which also acts as a Jack and Jill en suite to one of the bedrooms.

Moving outside there is a double width garage and driveway to the side with parking for four vehicles, and a landscaped rear garden now offers porcelain paved patio areas, and a large area of artificial turf.

Further benefits include double glazing and gas fired central heating with solar panels for additional hot water heating.

Great Denham offers a country park, a doctors' surgery, bus routes in to Bedford, a Primary School and a day nursery. A Sainsbury's Local and other local shops are close by and remarkably convenient access is available to the A1, M1 and Milton Keynes.



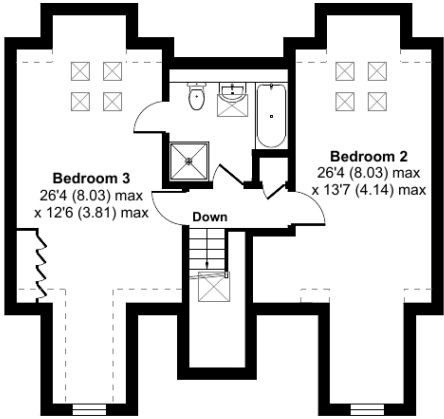
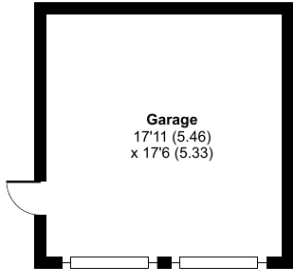
Gleneagles Close, Bedford, MK40

Approximate Area = 2392 sq ft / 222.2 sq m (excludes garage)

Limited Use Area(s) = 38 sq ft / 3.5 sq m

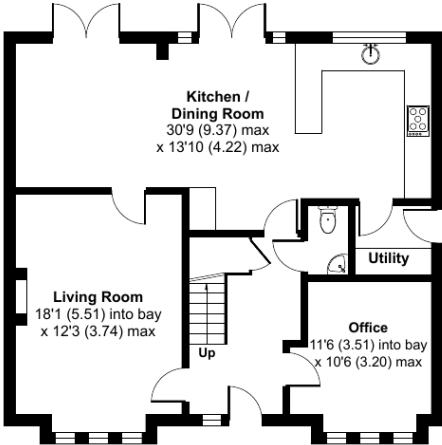
Total = 2430 sq ft / 225.7 sq m

For identification only - Not to scale

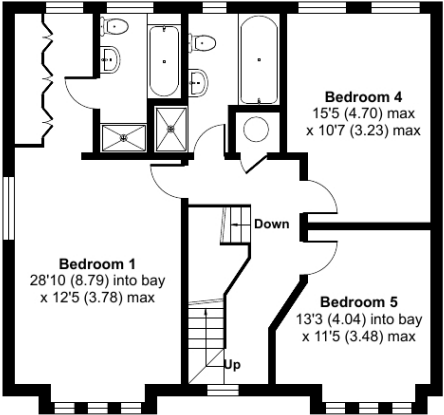


Denotes restricted head height

SECOND FLOOR



GROUND 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: 1162170



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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.

