



81 The Causeway, Carlton, Bedford, MK43 7LU





81 The Causeway  
Carlton  
Bedford  
MK43 7LU

Price £240,000

Living room

Kitchen

Bathroom

Two bedrooms

Gas fired central heating

Large rear garden

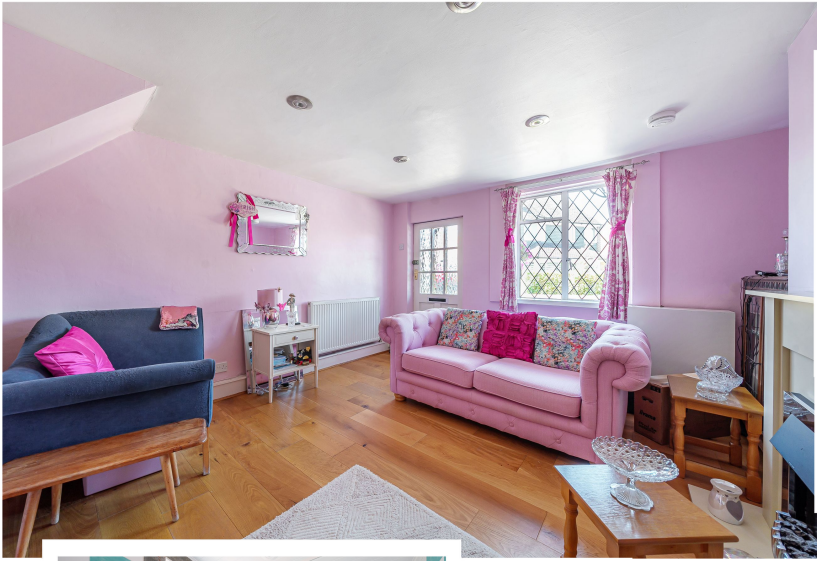
Popular village location

Freehold



- Council Tax Band C
- Energy Efficiency Rating D

Perfectly located cottage in a most popular village location...



This is an excellent opportunity to acquire a two bedroom terrace cottage located in one of North Bedfordshire's most popular villages within walking distance of two popular Public Houses and the village store.

The property has been well cared for by the present owner and offers a living room to the front and a kitchen to the rear. Both are capable of accommodating a small table and chairs. There is a utility area close to the back door and a bathroom accessed from the rear hall.

On the first floor there is one double bedroom and a single bedroom.

The property has gas fired central heating supported by a service plan and the electrics were upgraded in 2018.

A real feature of the property is the impressively long rear garden that will always have sunshine somewhere!

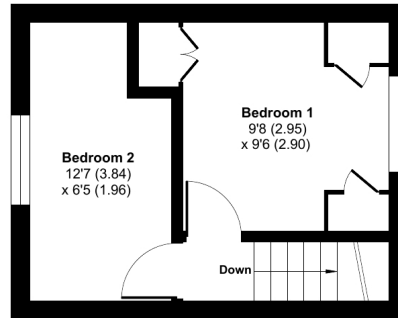
There is also parking available right outside the front door.

Carlton is a very popular village location and benefits from two Public Houses and a village shop. There is a good choice of local schooling nearby with Sharnbrook Academy being within easy reach. Harrold Country Park is also within walking distance.

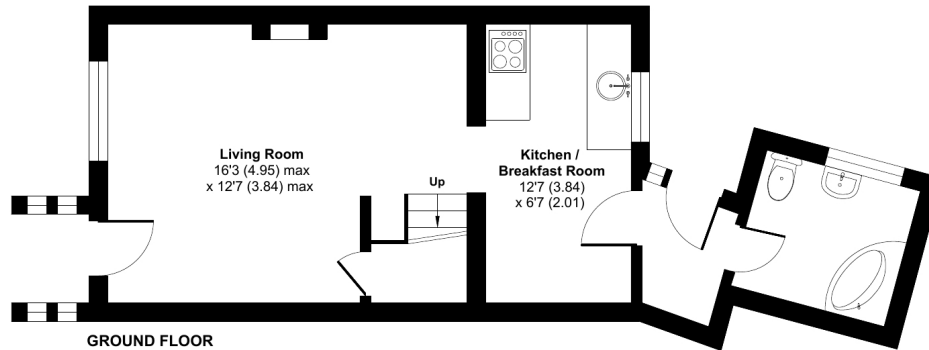
# The Causeway, Carlton, Bedford, MK43

Approximate Area = 572 sq ft / 53 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Lane & Holmes. REF: 1167054

01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

