



1 The Orchard, Riseley, Bedford, MK44 1EB





1 The Orchard  
Riseley  
Bedford  
MK44 1EB

Price £475,000

Well placed detached  
bungalow in a popular North  
Bedfordshire village...

Entrance hall

Cloakroom

Living/dining room

Kitchen/breakfast room

Four bedrooms

Family bathroom

Gas fired central heating

PVCu double glazing

Garage and store

Landscaped garden

Freehold

- Council Tax Band D
- Energy Efficiency Rating D





## Offering excellent access to a wide range of local amenities...



This is an excellent opportunity to acquire a four-bedroom detached bungalow situated in a cul de sac in this very popular village that has a very active local community. This is a property that may well appeal to local people looking to downsize but it could also accommodate a family as it does now.

There is a spacious entrance hall with a cloakroom off where the boiler is also housed and from the entrance hall there is direct access to the large living/dining room.

The well fitted kitchen/breakfast room is located off the living dining room and also has a door leading out to the garden.

The bedrooms are located off an inner hall leading from the living dining room and are all of a good size with bedroom three currently

also doubling as an office with French doors opening out in to the garden. There is also a family bathroom.

Additional benefits include gas fired central heating and PVCu double glazed windows.

To the exterior there is a drive leading to the detached single garage, there is a store room at the rear, and there is also scope for additional off-road parking. There is an external electric car charging point.

The garden is alongside the bungalow and fully landscaped to include a patio area and an area with low maintenance astroturf.

This rural location is abundant with bridleways and footpaths, fields and forest. The centre of Riseley has a shop, a village hall, sports clubs and playing fields, The Giddy Goat café and community hub, The Fox & Hounds pub, and an Ofsted 'Good' Primary School.

Nearby Bedford's mainline railway station offers fast and frequent services to London's St Pancras International station and beyond.



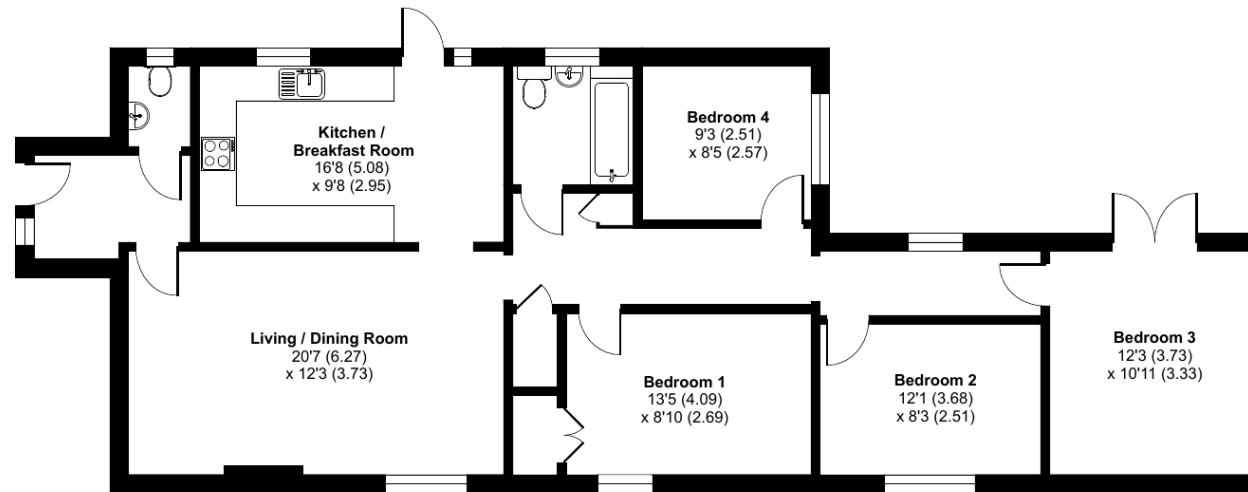
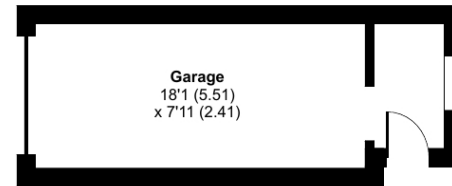
## The Orchard, Riseley, Bedford, MK44

Approximate Area = 1182 sq ft / 109.8 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.  
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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

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