



8 Warren Farm, Willington, Bedfordshire MK44 3DG





8 Warren Farm  
Willington  
Bedfordshire  
MK44 3DG

Price £390,000

Well-presented end-of-terrace  
home...

End terrace  
Cloakroom  
Kitchen/diner  
Living room  
Three bedrooms  
Family bathroom & en suite  
Gas central heating  
Garage & allocated parking  
Rear garden  
Freehold

- Council Tax Band D
- Energy Efficiency Rating C





## Situated in a popular riverside village location...



Lane & Holmes are delighted to offer for sale this well-presented three-bedroom family home located in the popular riverside village of Willington.

The ground floor welcomes you with an inviting entrance hall. To the left, the living room offers a generous space perfect for relaxing. To the right, the kitchen/diner has recently been refitted and offers direct access to the garden, making it the ideal spot for entertaining. There is also the added benefit of a convenient downstairs cloakroom.

Moving upstairs, there are three bedrooms and a refitted family bathroom. The master bedroom benefits from an en suite bathroom with a shower and fitted wardrobes.

Further benefits include double glazing throughout and gas central heating.

Externally, the property enjoys a private rear garden with low-maintenance AstroTurf and an attractive planted border, creating both a practical and appealing outdoor space to enjoy year-round. There is also a summer house which has power, ideal for a home office, art studio, or hobbies room. A single garage provides secure parking and there is an allocated parking space.

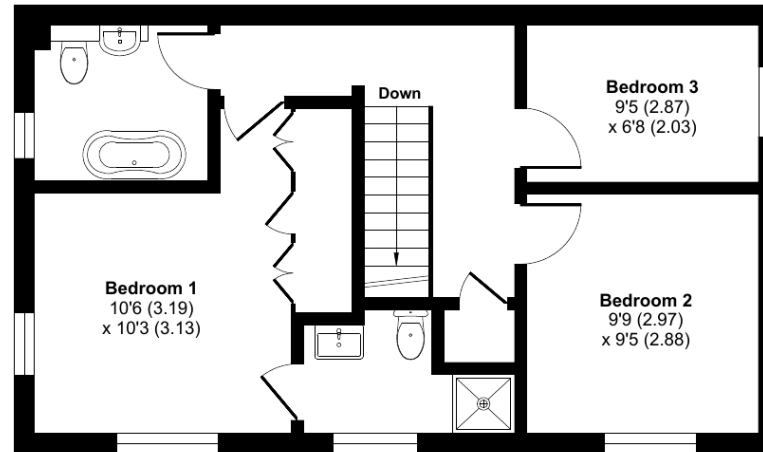
Willington, a riverside village, has a vibrant community and is home to the Danish Camp restaurant by the River Great Ouse and Frosts' Garden Centre. Bedford's southern bypass, A421, connecting the M1 at Junction 13 with the A1 at the Black Cat roundabout is just moments away. Bedford and Sandy stations provide services to London St Pancras and Kings Cross from forty minutes.



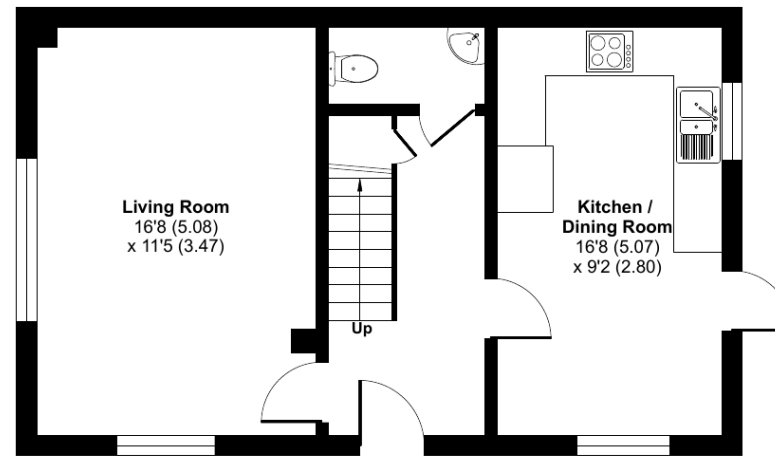
## Warren Farm, Willington, Bedford, MK44

Approximate Area = 956 sq ft / 88.8 sq m (excludes garage)

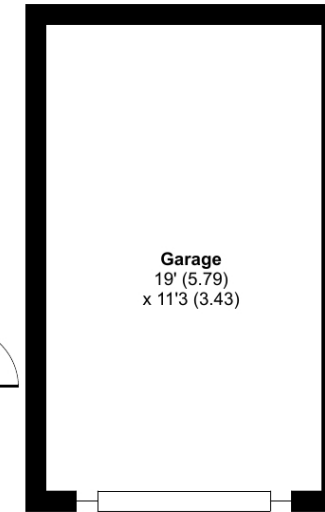
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Lane & Holmes. REF: 1357389



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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.

