



**28 Brook Lane
Great Barford, Bedfordshire, MK44 3LU**

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Freehold Guide Price: £335,000

3 BEDROOM SEMI-DETACHED HOUSE IN A DESIRABLE AND SOUGHT-AFTER VILLAGE IN NORTH BEDFORDSHIRE

A three bedroom semi-detached house located on a no-through road within the village of Great Barford. The property offers: An extension to the front which provides an entrance porch that leads into the entrance hall with understairs cupboard, cloakroom, a lounge/diner with a dual aspect extension to the rear and patio doors to the rear garden, and a kitchen with built-in appliances with 4 ring gas hob and electric oven. Upstairs is a window on the half landing, access to loft space, two double bedrooms and a single bedroom, fully tiled family bathroom with a corner bath and separate shower cubicle. Outside to the front is a driveway leading to a detached single garage with path to side leading to rear garden with a wrought iron gate. The remainder is laid to gravel, allowing parking for another vehicle and wooden fence to one side with a hedge to the front. The fully enclosed rear garden is a good size and faces south-west, a patio area leads off from the extension across the rear of the property and the remainder laid to generous size lawn with shrub borders. This is a great family home in a desirable area and is being offered for sale with NO UPWARD CHAIN.

The house benefits from a front porch extension, an extension to the rear, gas radiator heating, UPVC double glazing, a good size south-west facing rear garden and is in a sought-after location with no upward chain.

The village of Gt Barford boasts two village stores and post office, Chinese restaurant, picturesque church, 2 public houses, peaceful river & countryside walks & located on a regular bus services to Bedford & St Neots & on the X5 route to Milton Keynes, Oxford and Cambridge. Bedford Town Centre is located approximately 5 miles away with excellent vehicular access to the A1(m), A14, Bedford Southern bypass, A6 south to Luton & the M1 motorway. Excellent school catchment area, with Great Barford Lower and Great Barford Primary Academy.

- 3 BEDROOMS
- DUAL ASPECT LOUNGE/DINER
- EXTENSION TO THE REAR
- GAS RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZE REAR GARDEN
- VILLAGE LOCATION
- NO UPWARD CHAIN

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

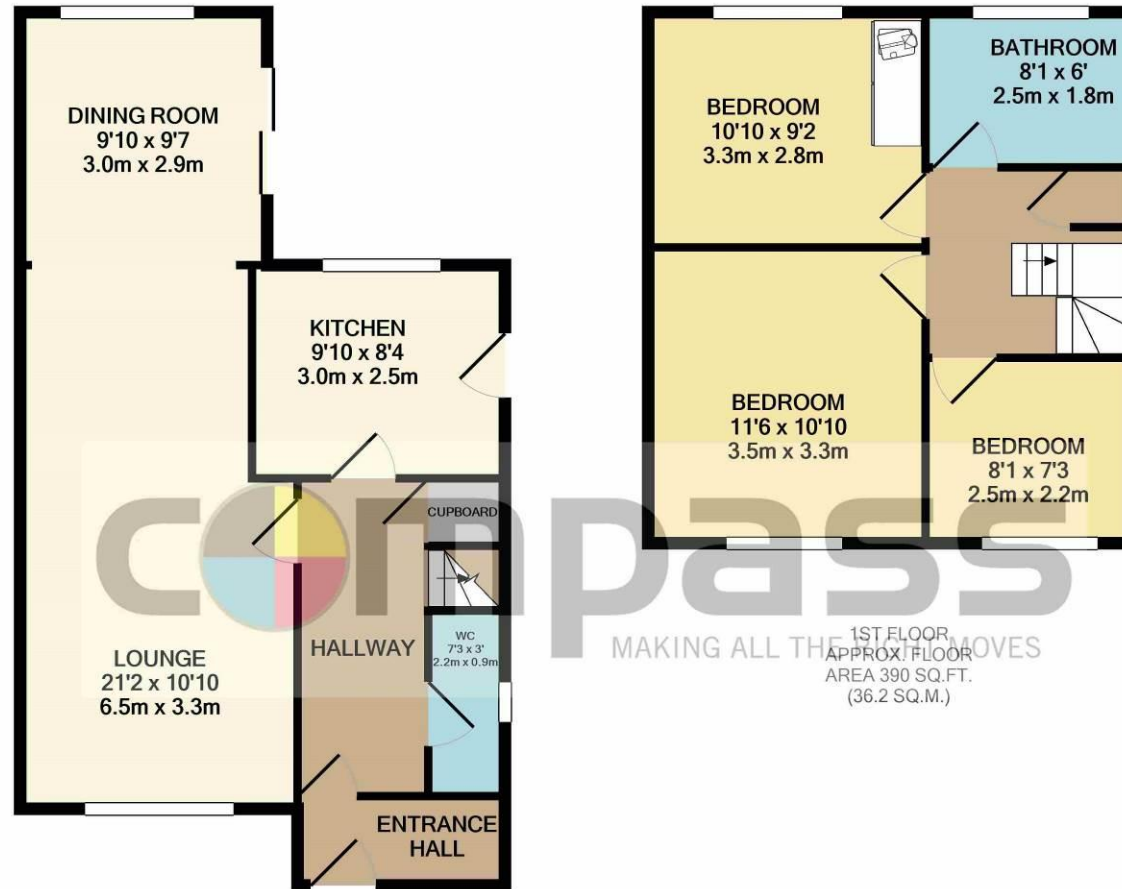
Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. MAY 2021. These details are presented Subject to Contract and Without Prejudice.

MAP:



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Compass House
14-16 Bromham Road
Bedford MK40 2QA**

T: 01234 214234

F: 01234 358007

E: residentialsales@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk

compass