



**63 Lewis Close, Kempston, Bedfordshire MK42 7FX**

Four-bedroom detached property

**Guide Price £500,000 – Freehold**

**Bourdeaux**



Located on the desirable Bedford Meadows community, is this spacious four-bedroom house nestled on the fringe of this popular development overlooking fields. Built to a high specification by 'David Wilson' Homes. The property has a living room, a spacious kitchen / dining room, study, utility and cloakroom on the ground floor. The first floor offers four double bedrooms, en suite to master and family bathroom, offering gardens to three sides, off road parking for up to three cars and single garage.

**Entrance Hall:**

Stairs rising to the first floor, radiator and doors to leading to:

**Cloakroom: 4'11 x 4'5 max**

Double glazed window to the side aspect, low level WC, wash hand basin, radiator and door to the under stairs storage.

**Living Room: 19'4 x 12'2**

Dual aspect with double glazed bay window to the front and a double-glazed window to the side, a wall mounted feature gas fire and radiator.

**Kitchen/Dining Room: 20'3 x 11'3 maximum**

A generous sized room with double glazed French doors with side windows and further double glazed window to the rear aspect, a range of wall and floor mounted units with work surface over, drawers including pan drawers, 1 ½ stainless steel sink drainer unit, integrated fridge/freezer and dishwasher, six ring gas hob with extractor hood over, built in double oven, kick heater, double doors leading to the entrance hall, tiled flooring, door to the utility room.

**Utility Room: 8'4 x 5'3 maximum**

Part glazed door to the rear garden, wall and floor mounted units with roll top worksurface over, sink and



drainer unit, plumbing for a washing machine and space for a tumble dryer, wall mounted Ideal gas boiler, tiled flooring.

**Study: 9'4 x 7'8**

Dual aspect with double glazed windows to the side and front aspect, radiator.

**Landing:**

Double glazed window to the side aspect, loft access, cupboard housing the hot water tank system, doors to:

**Bedroom One: 13'1 x 12'6 maximum**

Double glazed window to the front aspect, built in triple wardrobe and additional double wardrobe, recess area, radiator and door to the Ensuite.

**Ensuite: 7'1 maximum x 4'6**

Double glazed window to the side aspect, tiled double shower cubicle, low level WC, pedestal wash hand basin, radiator and extractor fan.

**Bedroom Two: 12'7 x 12'5 maximum**

Double glazed window to the rear aspect, built in triple wardrobe, radiator.

**Bedroom Three: 13'3 x 9'4 maximum**

Two double glazed windows to the front aspect, recess area and radiator.

**Bedroom Four: 10'6 x 9'8 maximum**

Double glazed window to the rear aspect, recess area ideal for a wardrobe and radiator.

**Bathroom: 8'8 x 7'5 maximum**

Double glazed window to the rear aspect, four-piece suite comprising of a panelled





bath, tiled shower cubicle, low level WC, pedestal wash hand basin, radiator and extractor fan.

#### **Garage: 19'8 x 9'10 maximum**

Up and over door with power and light.

#### **Front:**

Tarmac driveway with parking for up to three cars, gated access to the rear garden on both sides of the property, laid to lawn to front and side, shrub beds.

#### **Rear Garden:**

Enclosed with gated access to both sides, patio area, laid to lawn and mature trees and shrub beds.

#### **About the area:**

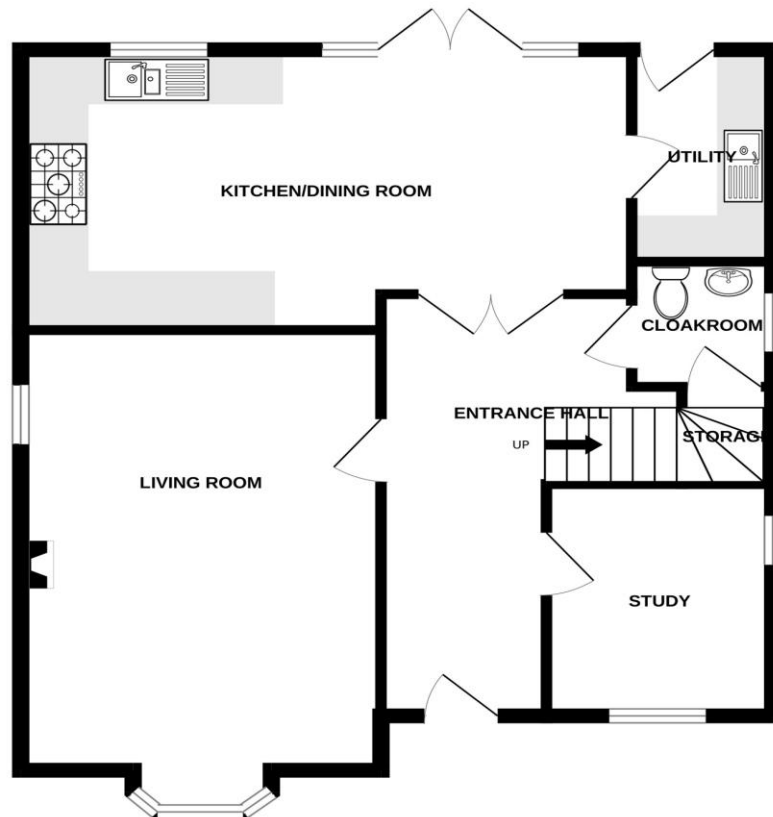
Kempston is a town and civil parish located in Bedfordshire, England. There you will find many amenities including supermarkets such as Sainsburys, and Lidl, there is also a Post Office, along with other independent shops and restaurants. Kempston Interchange Retail Park is an upcoming shopping complex with some popular high street stores along with fast food outlets such. There are also several Schools including Nursery's and catchment to Wootton Upper School. Kempston Rural is within easy reach where you will also find Box End Park, an aqua park with water sports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

#### **EPC Rating 'C'**

#### **Council Tax Band 'F'**

Service charge of £60.00per annum for communal areas (TBC through buyers' solicitors).

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	87 B

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