



59 Kings Grove, Cranfield, Bedfordshire MK43 1AJ

Two Bedroom semi-detached Bungalow property

Guide Price £350,000 – Freehold

Bourdeaux

Bourdeaux are pleased to offer for sale this deceptively spacious charming 2-bedroom semi-detached bungalow located in the picturesque village of Cranfield, built in 2018 by Bloor Homes. This delightful property offers a modern and stylish living experience, with its well-designed layout and contemporary finishes. The open-plan design allows for effortless interaction between the living spaces, and it also benefits from patio doors leading out to the Conservatory.

Storm Porch:

Meter Cupboard, door to:

Entrance Hall:

Loft access, Amtico flooring, radiator, doors to:

Living/Dining/Kitchen Room: 23'7 x 14'2 maximum

Open plan spacious room with double glazed window to the rear aspect, double glazed French Doors leading to the conservatory, Amtico flooring, two radiators

Kitchen Area:

Range of wall and floor mounted units, work surface, four ring electric hob with oven under and extractor hood over, integrated appliances including fridge/freezer, dishwasher, washing machine, composite 1 ½ sink drainer unit, Amtico flooring, space for a dining room table and chairs, open to the living area



Conservatory: 11'9 x 8'9 maximum

Double glazed windows to three sides, double glazed clear pitch roof, power and lights, double French doors leading to the rear garden, which is a lovely feature to this impressive property.

Bedroom One: 11'2 to wardrobe doors x 9'7

Double glazed window to the front aspect, double fitted wardrobes with mirror fronted sliding doors, radiator

Bedroom Two: 12'6 x 9'7 maximum

Double glazed window to the front aspect, Sharps fitted display units with work area, drawers and cupboards over, radiator

Bathroom: 9'7 maximum x 6'6

Refitted modern stylish 3-piece suite comprising of a walk-in shower unit with glass shower screen, tiled walls and rain forest shower head over, vanity wash hand basin with cupboards under, low level WC, heated towel rail, Amtico flooring.

Front:

Two parking spaces, Astro turf, path leading to the front door, and access to the rear garden.

Rear Graden:

Enclosed landscaped garden which should be viewed to be fully appreciated, patio areas, astro turf, shed, cold water tap, gated access to the side and access to the front.



EPC Rating: 'TBC'

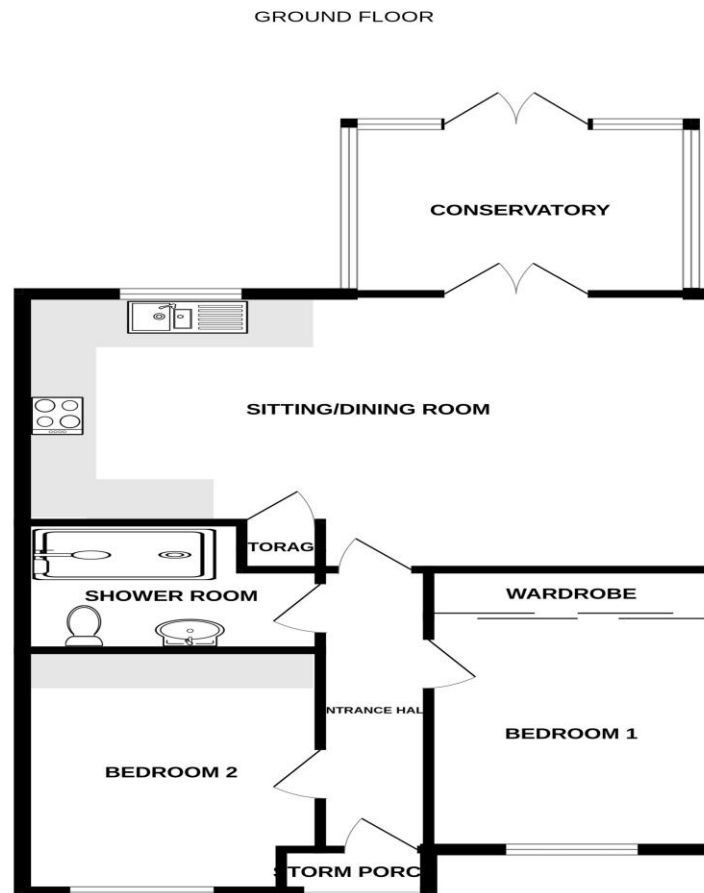
Council Tax banding: 'C'

Local Service Charges: £266.06PA – For 2025/2026

Agents Notes:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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