



Connells

Old Forge Cottage Blunham Road
Moggerhanger Bedford

Old Forge Cottage Blunham Road Moggerhanger Bedford MK44 3RD

for sale
£525,000



Property Description

Entering the home via the front door you are greeted by an internal porch with a door opening to the dining room which features an inglenook fireplace. The dining room is at the heart of the cottage and links the homes lounge and central hall. The lounge is a 17ft dual aspect room with inglenook fireplace perfect for creating a cosy atmosphere during winter months. The kitchen enjoys views over the garden and can be accessed via the central hall. The kitchen is adjoined by a separate pantry. At the rear of the home is a study room which is currently used as an office space and rear porch. A fitted wet room and separate W/C complete the ground floor accommodation.

The first-floor accommodation can be accessed via stairs rising from the central hall. Three well-proportioned bedrooms can be accessed through a central landing.

Externally there is a driveway for two vehicles leading to the single garage and to the rear there is a mature private garden with additional parking with access to the former forge.



Entrance Hall

Cloakroom

Shower Room

Lounge

17' x 13' 10" (5.18m x 4.22m)

Dining Room

17' 3" x 8' 6" (5.26m x 2.59m)

Kitchen

10' 8" x 10' 7" (3.25m x 3.23m)

Boiler Room

First Floor

Landing

Bedroom One

18' 1" x 10' 7" (5.51m x 3.23m)

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

Bedroom Three

10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom

External

Front Garden

Rear Garden

Workshop

8' 6" x 5' 1" (2.59m x 1.55m)

Garage

16' 9" x 8' 6" (5.11m x 2.59m)

Outbuilding

27' 5" x 12' 6" (8.36m x 3.81m)

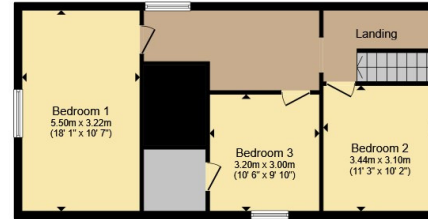




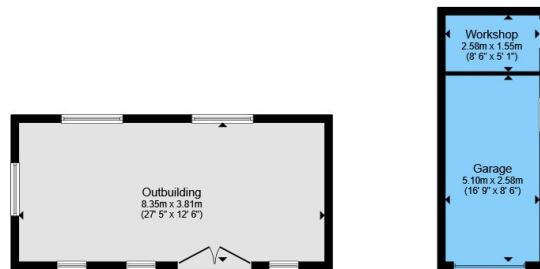




Ground Floor



First Floor



Outbuilding

Total floor area 209.2 m² (2,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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42 Allhallows
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EPC Rating: Exempt
Council Tax Band: E

Tenure: Freehold

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