



CRANES

10 Bowling Green Road, Cranfield, MK43 0ET

Offers Over £400,000





10 Bowling Green Road

Bedford, MK43 0ET

- MODERNISED
- 3 DOUBLE BEDROOMS
- ENCLOSED GARDEN
- CONSERVATORY
- END OF CUL- DE - SAC
- SINGLE GARAGE
- DOWNSTAIRS CLOAKROOM
- VIEWING RECOMMENDED

We are delighted to be instructed to sell this immaculately presented three bedroom property. Situated in a popular cul-de-sac in the village of Cranfield. This truly wonderfully home has been exceptionally well maintained and improved by the current owner over the years offering a refitted kitchen with quartz worktops, a spacious lounge with log burner, three great size double bedrooms and a landscaped rear garden, this property really is ready to move straight in. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom.

To the front is a well kept garden and a driveway providing off road parking and access to the single garage. To the rear there is a fully enclosed picturesque garden laid to lawn with tiled patning, a patio area and a shed/summer house.

As the acting agents, we strongly recommend booking an early viewing to not miss out.



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ENTRANCE HALL	
CLOAKROOM	
KITCHEN/DINER	15'11 x 12 (4.85m x 3.66m)
CONSERVATORY	16'5" x 8'6" (5.007 x 2.603)
LOUNGE	18'10 x 12'4 (5.74m x 3.76m)
BEDROOM 1	12'4 x 10'8 (3.76m x 3.25m)
BEDROOM 2	11'7 x 10'6 (3.53m x 3.20m)
BEDROOM 3	12'5 x 7'1 (3.78m x 2.16m)
FAMILY BATHROOM	9'2" x 8'1" (2.816 x 2.476)







Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

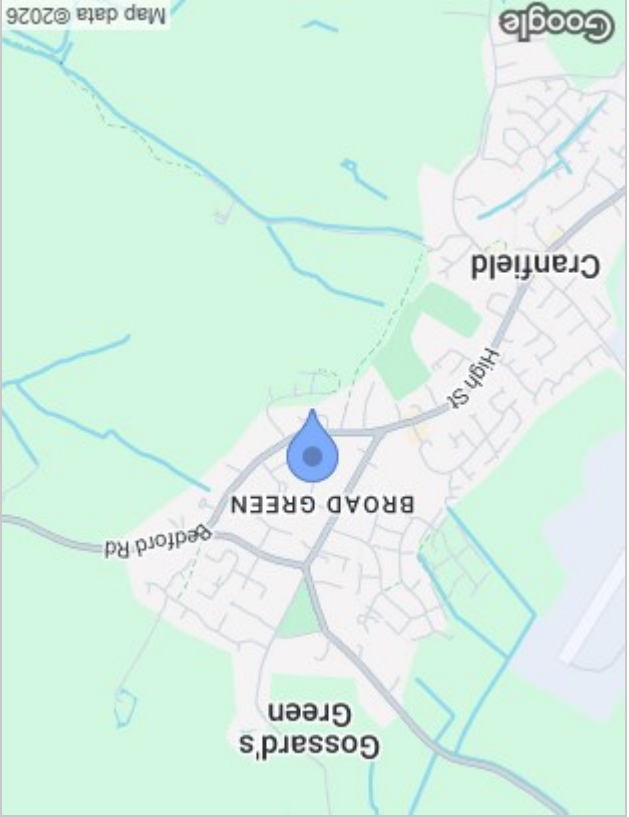
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
Current	Potential	
69	76	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Energy Performance Graph



Location Map