CRANES

36 Butler Drive, Lidlington, MK43 0UQ

£280,000

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Hotpoint
IMPORTANT

36 Butler Drive

Bedford, MK43 0UQ

£280,000

- PRIVATE PARKING
- CLOAKROOM
- IDEAL FOR FIRST TIME BUYER
- ENSUITE TO MASTER
- ENCLOSED GARDEN
- NO UPPER CHAIN

Cranes are delighted to bring to the market this well-presented three-bedroom end-of-terrace home, ideally situated within the popular and well-connected village of Lidlington. Offering well-proportioned accommodation arranged over two floors, the property would make an excellent choice for first-time buyers, couples or families looking for a comfortable home in a convenient village setting.

Upon entering the property, the ground floor provides a welcoming entrance with a useful cloakroom, before leading into the spacious living room. The living room offers plenty of space for a range of furniture and provides a comfortable area in which to relax and unwind. To the rear of the property is the open-plan kitchen/dining room, creating a sociable and practical space for both everyday family life and entertaining. Double doors provide direct access to the enclosed rear garden, allowing the outside space to become an extension of the living accommodation during the warmer months.

To the first floor, there are three bedrooms, including two well-sized double bedrooms and a generous master bedroom which benefits from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

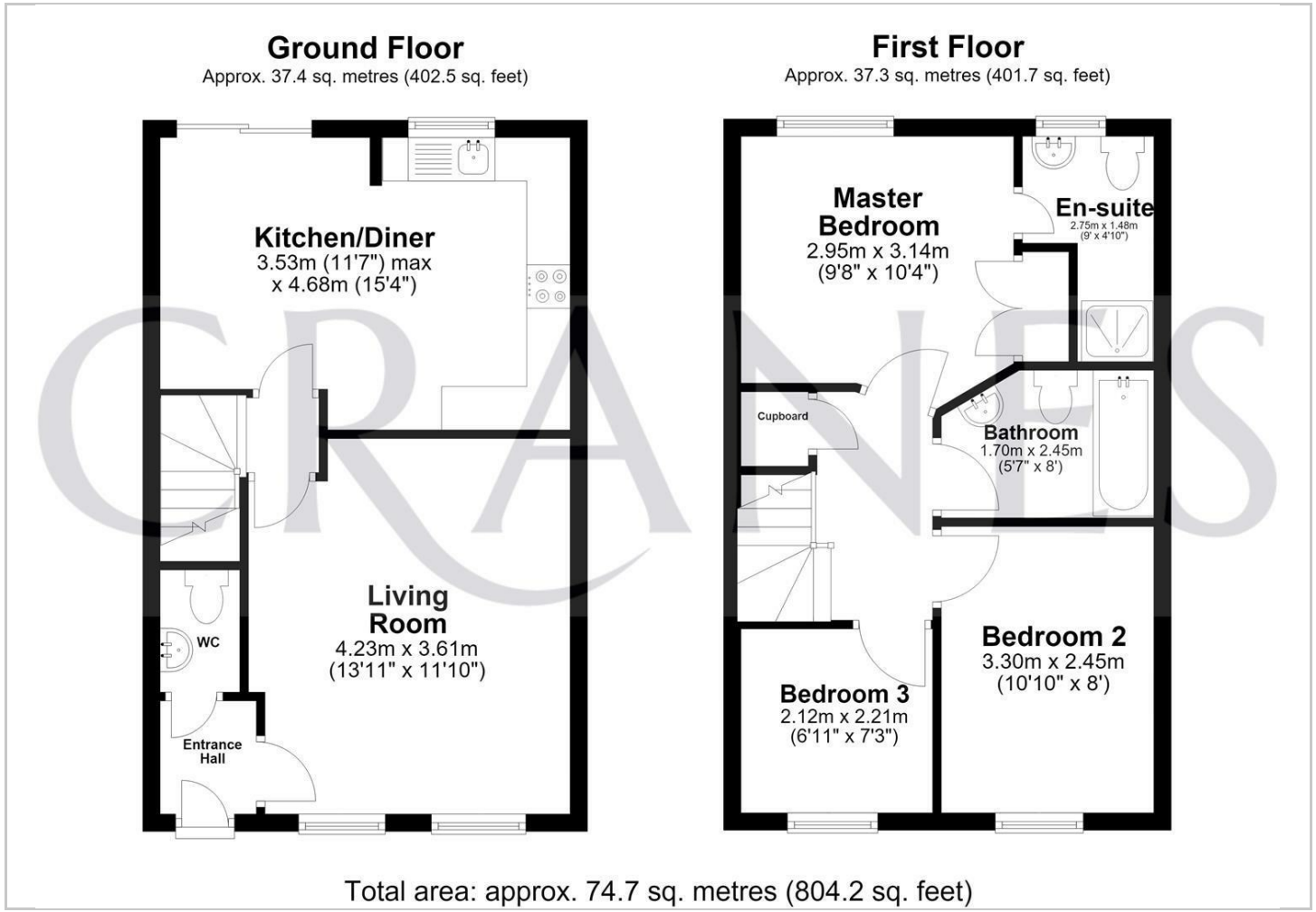
The property also benefits from secure parking to the rear, which is accessed via electronically operated gates, providing both convenience and added peace of mind.

The property is situated in the village of Lidlington, which offers a range of local amenities and benefits from excellent transport links. Lidlington railway station provides access to the wider area, while nearby road links make commuting to surrounding towns and Milton Keynes straightforward.

An annual service charge is payable in relation to the property.

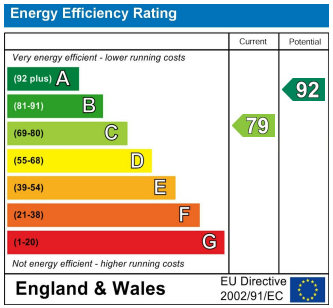
ENTRANCE HALL	
CLOAKROOM	
LIVING ROOM	13'10" x 11'10" (4.23 x 3.61)
KITCHEN/DINER	15'4" x 11'6" max (4.68 x 3.53 max)
MASTER BEDROOM	10'3" x 9'8" (3.14 x 2.95)
EN-SUITE	9'0" x 4'10" (2.75 x 1.48)
BEDROOM TWO	10'9" x 8'0" (3.30 x 2.45)
BEDROOM THREE	7'3" x 6'11" (2.21 x 2.12)
BATHROOM	8'0" x 5'6" (2.45 x 1.70)

Floor Plans



Location Map

Energy Performance Graph



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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