



## 91 Kings Grove

Cranfield, MK43 1AJ

Offers Over £480,000

# CRANES

As you step inside, you are greeted by a bright and inviting hallway, which leads to a handy cloakroom. Positioned at the front of the property is the living room, filled with natural light from a bay window and offering ample space for both relaxation and entertaining.

At the centre of the home lies a spacious kitchen and dining area. The kitchen is thoughtfully designed with a selection of sleek, contemporary units and high-quality integrated appliances and boasts French doors that lead into the garden. Adjacent to the kitchen is a separate utility room, providing extra storage and space for appliances.

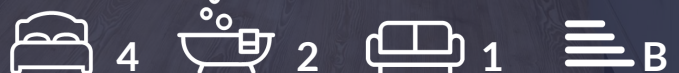
Upstairs, four generously sized bedrooms are arranged off a central landing. The main bedroom features fitted wardrobes, helping to maximise floor space, along with a modern en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, complete with a bath, separate shower, wash basin, and WC.

Set on an attractive corner plot, the property boasts appealing double-fronted frontage. The rear garden is both private and thoughtfully landscaped, with a south-easterly aspect that makes it perfect for outdoor dining and family time. A single garage with an electric door sits to the side, along with a driveway providing parking for two vehicles.

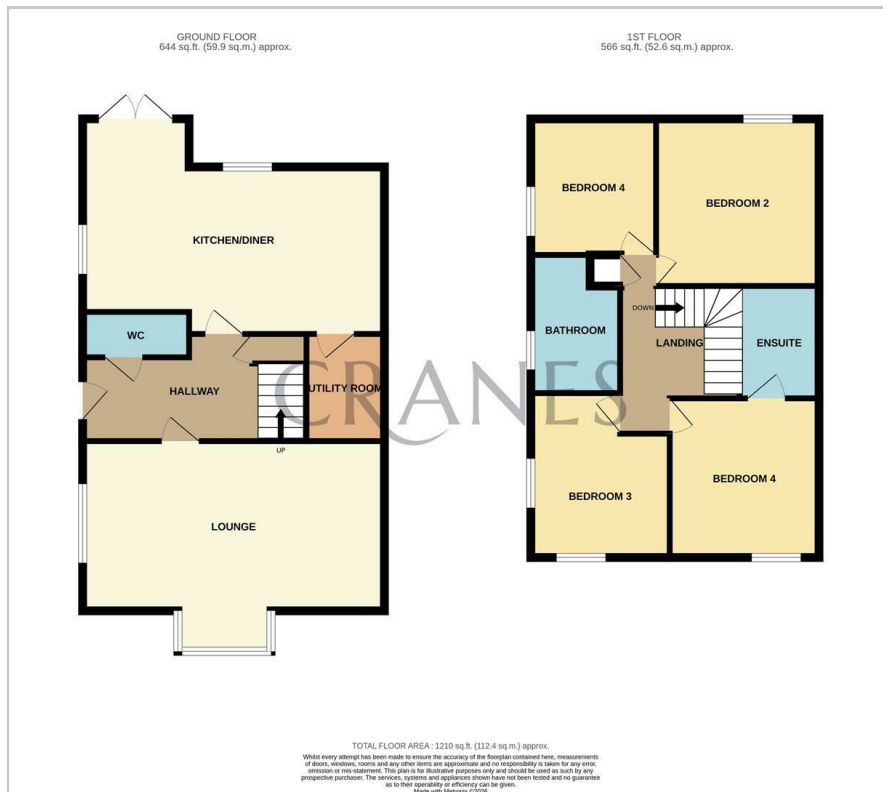
### Viewing

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.

- FOUR BEDROOMS
- VILLAGE LOCATION
- ENSUITE TO MASTER
- INTEGRATED APPLIANCES
- ENCLOSED GARDEN
- GARAGE AND OFF STREET PARKING



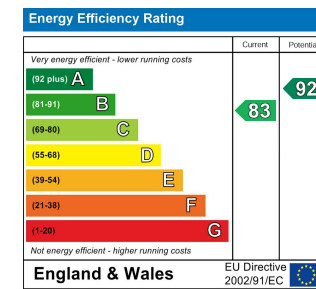
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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