



# CRANES

13 Red Lion Close, Cranfield, MK43 0JA

£400,000





# 13 Red Lion Close

Bedford, MK43 0JA

- CHAIN FREE
- 4 BEDROOMS
- DRIVEWAY
- LARGE CONSERVATORY
- GARAGE
- CENTRAL VILLAGE LOCATION

We are delighted to have been instructed to sell this detached four bed located in the heart of Cranfield which is coming onto the market chain free.

This property is in need of some modernisation but does have all the aspects necessary to make a beautiful family home. Briefly the accommodation comprises of an entrance hall, living room, dining room, downstairs toilet, kitchen and conservatory. Upstairs there is 4 well proportioned bedrooms and a family bathroom.

Outside there is a generous sized drive with enough space for multiple vehicles, a garage which has electricity in and to the rear of the property there is a garden.

The property is located in the popular village of Cranfield and is close to shops, schools and public transport. As the acting agents we would strongly recommend booking a viewing to this property to see all it's potential.

£400,000

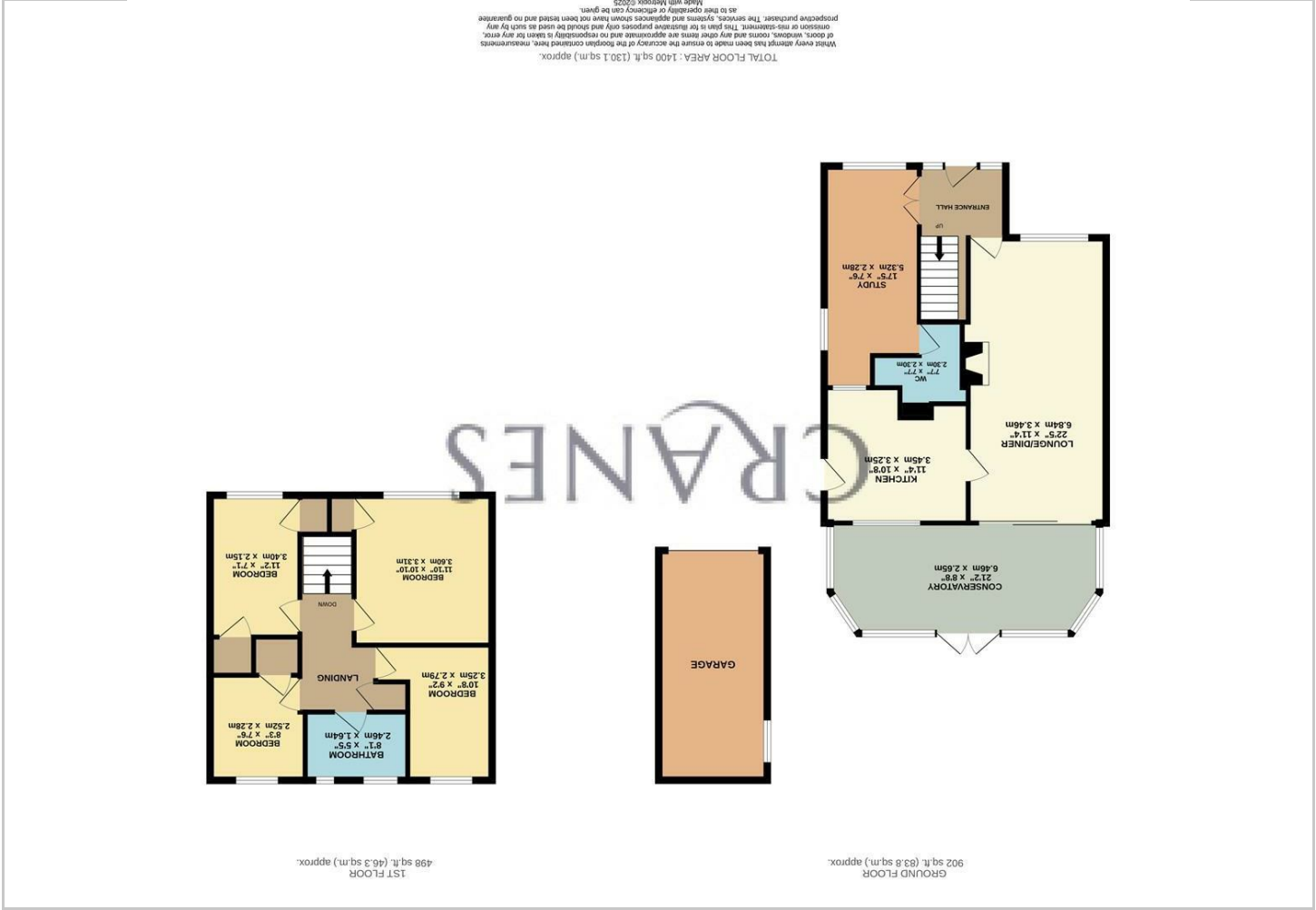


|                   |                              |
|-------------------|------------------------------|
| KITCHEN           | 11'3" x 10'7" (3.45 x 3.25)  |
| LOUNGE            | 22'5" x 11'4" (6.84 x 3.46)  |
| STUDY/DINING ROOM | 17'5" x 7'5" (5.32 x 2.28)   |
| CONSERVATORY      | 21'2" x 8'9" (6.46 x 2.67)   |
| BEDROOM ONE       | 11'9" x 10'10" (3.60 x 3.31) |
| BEDROOM TWO       | 11'1" x 7'0" (3.4 x 2.15)    |
| BEDROOM THREE     | 10'7" x 9'1" (3.25 x 2.79)   |
| BEDROOM FOUR      | 8'3" x 7'5" (2.52 x 2.28)    |
| MAIN BATHROOM     | 8'0" x 5'4" (2.46 x 1.64)    |





Floor Plans



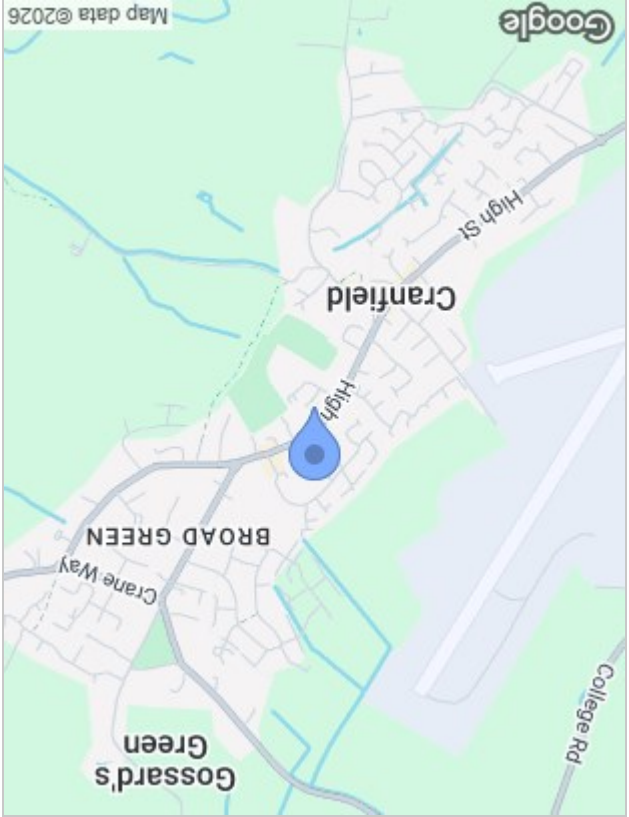
Viewing

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.

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          |           |
| England & Wales          |           |
| EU Directive 2002/91/EC  |           |

Energy Performance Graph



Location Map