



Cotswold Close | | Bedford | MK41 9LR

**Asking Price £355,000**

**LEPORE**  
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NESTLED in the CHARMING and family-friendly area of Putnoe, a DELIGHTFUL opportunity for those seeking an extended semi-detached home with ample space and POTENTIAL. The property benefits from a spacious hall way, three interconnecting reception rooms and kitchen to rear with three bedrooms and up stairs bathroom

One of the standout features of this property is the super-sized rear garden, a true haven for outdoor enthusiasts and families alike. This expansive space is ideal for children to play, gardening enthusiasts to cultivate their green thumbs, or simply for enjoying the fresh air. Additionally, the property includes a GARAGE and AMPLE PARKING, making it perfect for families with multiple cars or guests.

With SUPERB scope to extend, this home presents an exciting opportunity for those looking to personalize their living space further. Whether you envision a larger kitchen or additional bedrooms, the possibilities are

- SEMI DETACHED
- EXTENDED TO REAR
- SIZEABLE PLOT
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE
- POPULAR LOCATION
- AMPLE PARKING
- VIEWING ADVISED
- NO UPWARD CHAIN

#### ENTRANCE HALL

Stairs to first floor, under stairs cupboard, doors to main rooms.

#### LOUNGE

12'11 x 10'3 (3.94m x 3.12m)

Double glazed window to front, tiled fireplace, tiled hearth.

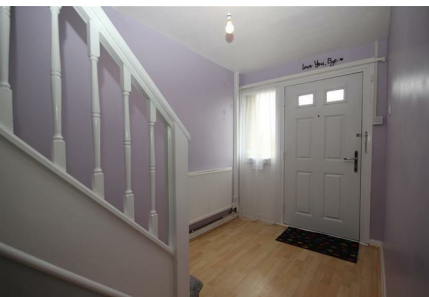
#### DINING ROOM

10'9 x 8'10 (3.28m x 2.69m)

Walk through to sun room.



This three bedroom semi detached property is ideally situated in this established sought after residential area and offering excellent scope to remodel and extend further.



### SUN ROOM

9' x 7'8 (2.74m x 2.34m)

Double glazed French doors to rear, double glazed windows to side.

### KITCHEN

10'9 x 7'4 (3.28m x 2.24m)

Double glazed window to rear, door to side, electric cooker point with extractor over, base and wall mounted units, concealed wall mounted boiler, built in pantry.

### LANDING

Double glazed window to side, access to loft void.

### BEDROOM 1

13'4 x 9'11 (4.06m x 3.02m)

Double glazed window to front.

### BEDROOM 2

10'10 x 9'10 (3.30m x 3.00m)

Double glazed window to rear, built in cupboard.

### BEDROOM 3

6'4 x 5'8 (1.93m x 1.73m)

Double glazed window to front, stairwell with cupboard.

### BATHROOM

6'4 x 5'8 (1.93m x 1.73m)

Three piece suite comprising paneled bath with mixer shower over, pedestal wash hand basin, low level WC, heated towel rail, double glazed window to rear.

### FRONT GARDEN

Driveway providing ample off road parking for several vehicles, laid to lawn, flower and shrub borders, double gated side access leading to garage.

### REAR GARDEN

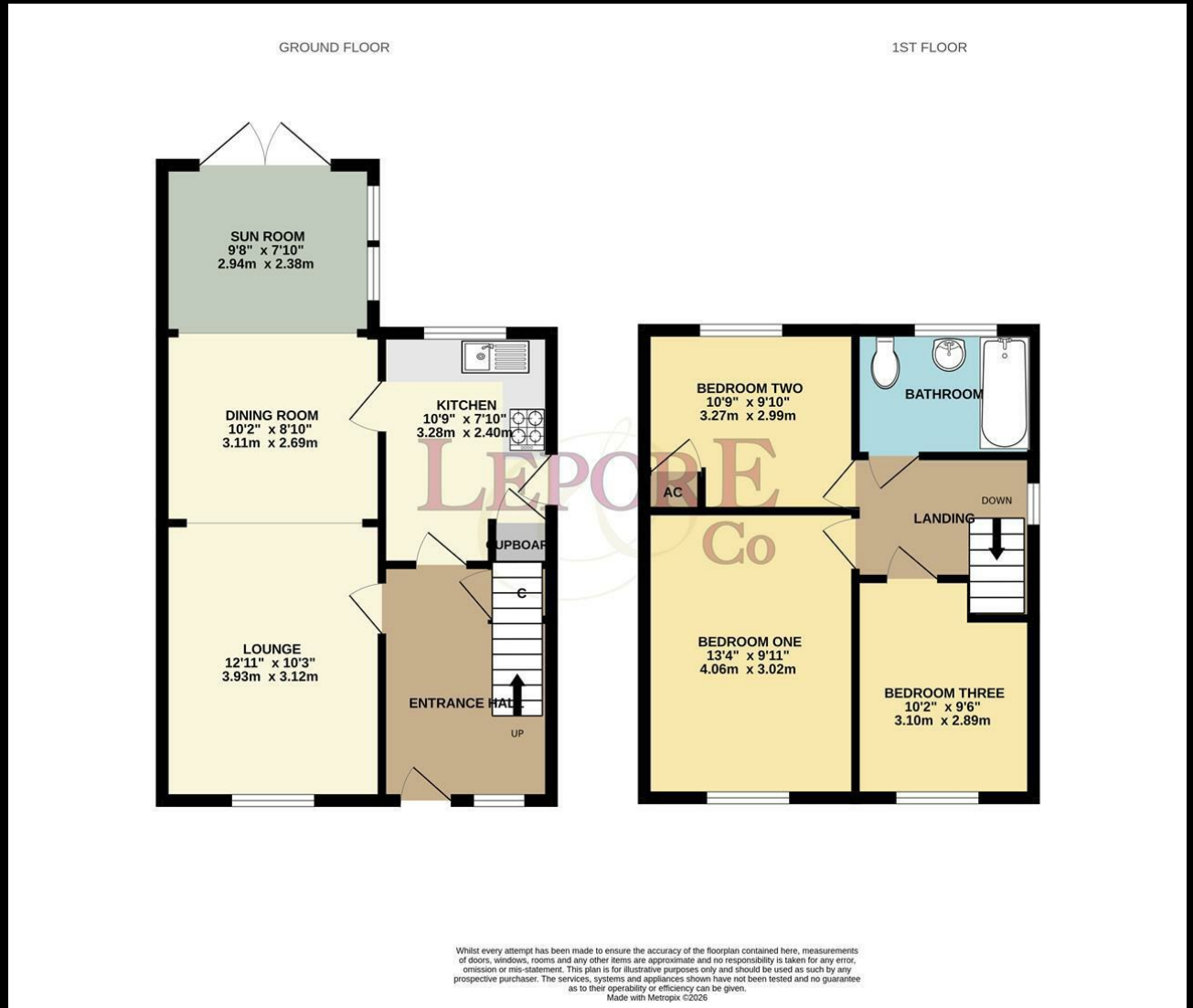
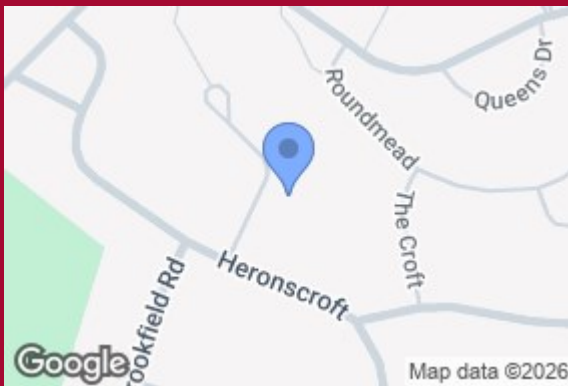
Patio area, laid to lawn, water tap, pathway to side, wood decking to rear with two sheds, flower and shrub borders, wood panel fence surround.

### TENURE

FREEHOLD

### TAX BAND

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