



Connells

Allen Court Bedford Road
Marston Moretaine Bedford

Allen Court Bedford Road Marston Moretaine Bedford MK43 0LL

for sale offers in excess of
£400,000



Property Description

Connells are delighted to bring to market this well presented three bedroom detached home, ideally located within the highly sought after village of Marston Moretaine.

Offering spacious and versatile accommodation, the property is perfectly suited to families, professionals, and those seeking village living with excellent commuter connections.

The home benefits from allocated off road parking and a garage, providing convenient parking options. To the rear is an enclosed garden, offering a private and secure outdoor space ideal for entertaining, relaxing, or family use.

The ground floor accommodation comprises a welcoming lounge, an open plan kitchen and dining area which forms the heart of the home, a bright conservatory overlooking the rear garden, and the added convenience of a downstairs cloakroom/WC.

To the first floor are three well proportioned bedrooms, all served by a family bathroom fitted with a contemporary suite.

Marston Moretaine is a popular Bedfordshire village known for its strong community atmosphere and excellent local amenities. The village offers local shops, public houses, schooling, and leisure facilities, alongside countryside walks and green open spaces.

The location is particularly attractive for commuters, with convenient access to the A421, linking Bedford, Milton Keynes, and the M1. Millbrook and Bedford railway stations are within easy reach, providing direct services into London.

Entrance/Hallway

Access to cloak room, lounge, and kitchen. Under stair storage. Double glazed window to side. Double glazed Door (frosted) to front aspect. Radiator.

Cloak Room

Low level wc, hand wash basin, frosted double glazed window to side aspect, heated towel radiator.

Kitchen

Wall to base fitted units, easy clean work surfaces, one and a half bowl sink with drainer, Space for white goods. Integrated oven, microwave and dishwasher. Induction hob. Double glazed window to rear aspect.

Living Room

Double glazed window to front aspect. Two radiators.

Dining Room

Single glazed doors to lounge access. Double glazed door to rear aspect and access to rear garden. Radiator.

Conservatory

Radiator. Access to kitchen via double glazed door and access to rear garden, panoramic views of garden.

First Floor

Landing

Access to bedrooms and bathroom. Access to large loft space.

Bedroom 1

Double glazed window to front aspect. Radiator. Built in storage.

En Suite

Heated towel radiator. Double glazed window (frosted) to side aspect. Extractor fan, hand wash basin, low level wc, Shower cubicle.

Bedroom 2

Radiator. Double glazed window to rear aspect.

Bedroom 3

Double glazed window to front aspect. Radiator.

Bathroom

Opaque glazed window to rear aspect, panelled bath with shower over, low level wc, hand wash basin. Heated towel radiator.

Outside

Garage

Single garage with up and over door, electricity and private door to garden.

Front Garden

Driveway for off road parking, wrap around garden to side aspect. Part patio. part gravel. Part paved driveway access to garage.

Rear Garden

Access via side gate, via conservatory and via dining room. Part patio. Part laid to lawn. Side access to garage. Electric socket. Water tap. Mature trees and shrubs. Wooden storage shed.

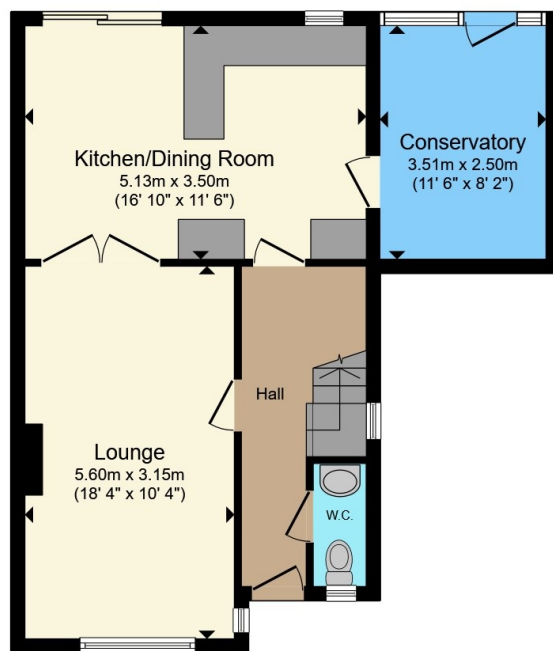
Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

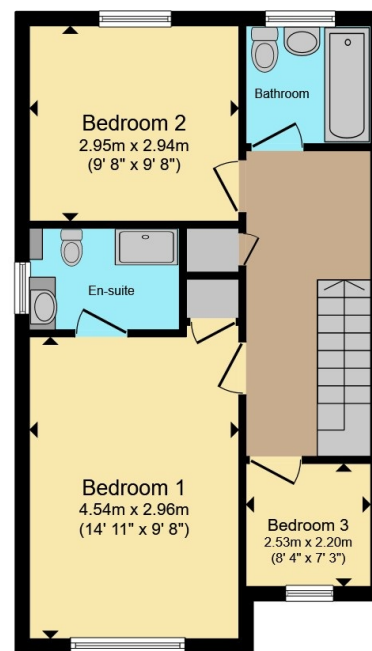




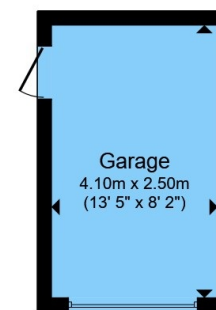




Ground Floor



First Floor



Garage

Total floor area 111.1 m² (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305810



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305810 - 0011