



55 Orchard Lane | Harrold | MK43 7BP



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## Offers In The Region Of £599,995

Located on a no through lane in this sought after North Beds village, a mature and well established detached property on a significant plot. Although in need of modernising and refurbishing it offers the potential to be extended significantly (subject to planning) to create a unique and substantial family home. The property enjoys well proportioned reception rooms, two bathrooms, a detached double garage and large west facing plot backing onto farmland. In brief the property comprises a large hall, cloakroom, sitting room, dining room, additional family room, breakfast room, kitchen, shower room and small utility room. The upstairs offers three well proportioned bedrooms and a large four piece family bathroom. Viewing is recommended to appreciate the varied possibilities on offer.

- Sought after village location
- Detached double garage and large driveway
- In need for refurbishment and modernisation
- Huge potential for extension (subject to planning)
- West facing garden backing onto farmland
- No onward chain

PVCu door with twin sidelights leading into

### **Entrance Hall**

Radiator, dog leg staircase to first floor, doors to guest WC, sitting room, breakfast room and door to

### **Study**

10'10" x 8'4" (3.32 x 2.56)

Radiator, window to front, wall mounted consumer unit.

### **Guest WC**

Two piece suite comprising a low level WC and hand wash basin, tiled walls, extractor.

### **Sitting Room**

16'0" x 16'11" (4.90 x 5.18)

Windows to front and side, radiators, feature fireplace with stone hearth and surround, wall lights, opening into

### **Dining Room**

12'9" x 10'6" (3.89 x 3.21)

Window to side, radiator, concertina doors to breakfast room and steps up opening into

### **Family Room**

15'3" x 11'10" (4.67 x 3.61)

Window to rear, radiator, sliding doors to rear garden.

### **Breakfast Room**

21'2" x 11'3" (6.46 x 3.43)

Window to side, radiator, cupboard housing gas fired boiler, doors to shower room and utility room, opening into

### **Kitchen**

9'1" x 11'10" (2.79 x 3.61)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, one and half bowl sink and drainer with stainless steel mixer tap above, mid level oven, electric hob with extractor above, space and plumbing for dishwasher, space for undercounter fridge, tiling to all splash areas, window to side and sliding doors to rear.

### **Shower Room**

7'2" x 8'2" (2.19 x 2.51)

Fitted in the style of a wet room with a low level WC, hadn wash basin, electric shower with curtain, towel warming radiator, obscured window to side.

### **Utility Room**

Window to rear, space and plumbing for washing machine, PVCu door to rear.

### **First Floor Landing**

Window to side, doors to all principal rooms, airing cupboard, loft access hatch.

### **Bedroom One**

13'3" x 11'6" (4.04 x 3.53)

Window to rear, radiator, built in wardrobes and bedroom furniture.

### **Bedroom Two**

12'9" x 11'6" (3.91 x 3.53)

Window to rear, radiator.

### **Bedroom Three**

13'2" x 11'3" (4.03 x 3.45)

Window to front, radiator, built in wardrobes and bedroom furniture.

### **Bathroom**

9'9" x 8'3" (2.99 x 2.54)

Fitted with a four piece suite comprising a low level WC, pedestal hand wash basin, oversized corner bath and shower cubicle with glass door, thermostatic shower with rainfall head, radiator, obscured window to front.

### **Outside**

The property sits behind a generous frontage laid to slabs and raised beds. These are planted with mature shrubs and hedging and retained with low level walling.

### **Rear Garden**

Immediately abutting the rear of the property is a large slabbed and block patio area, to the side of the patio

extends the driveway which leads to a detached double garage. Beyond the garage is a further brick built workshop and hard standing area. Beyond this is a large area of lawn with mature trees and shrubs to either side. The whole is enclosed with a combination of walling and fencing, westerly in aspect backing onto farmland and considered private.

### **Double Garage**

20'6" x 17'3" (6.27 x 5.27)

Up and over door with light and power connected.

### **Workshop**

19'6" x 8'2" (5.96 x 2.51)

Timber door with light and power connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

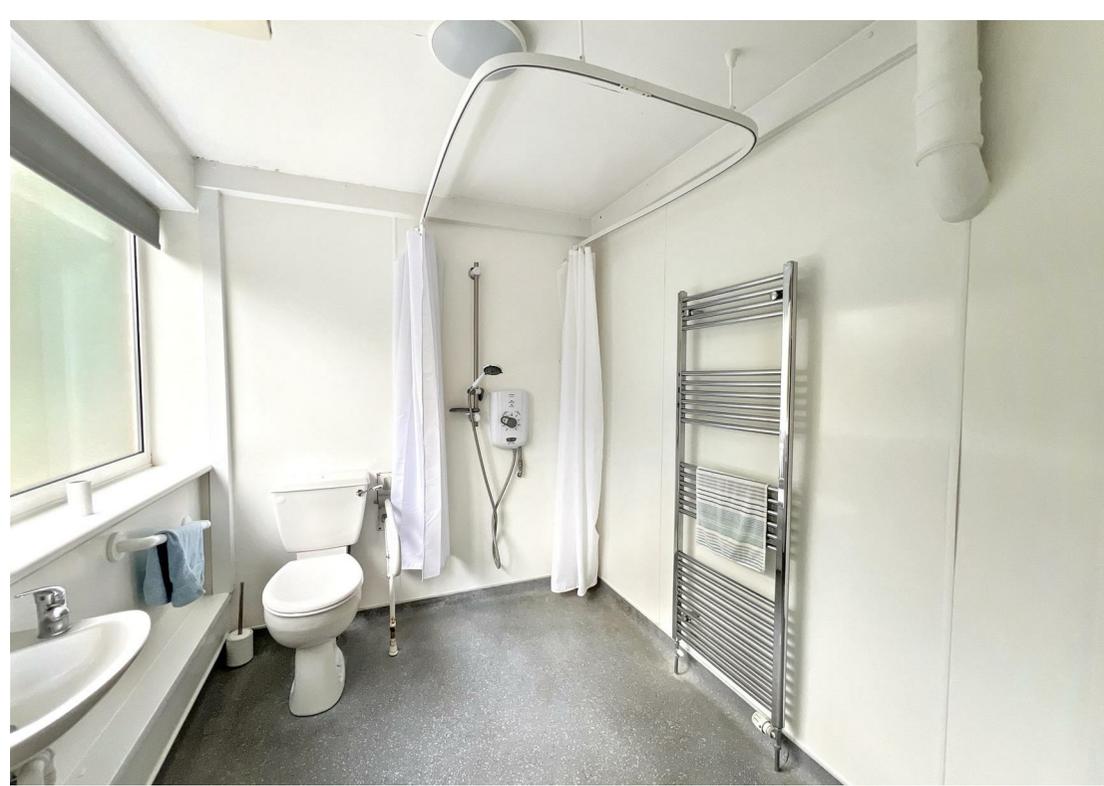
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





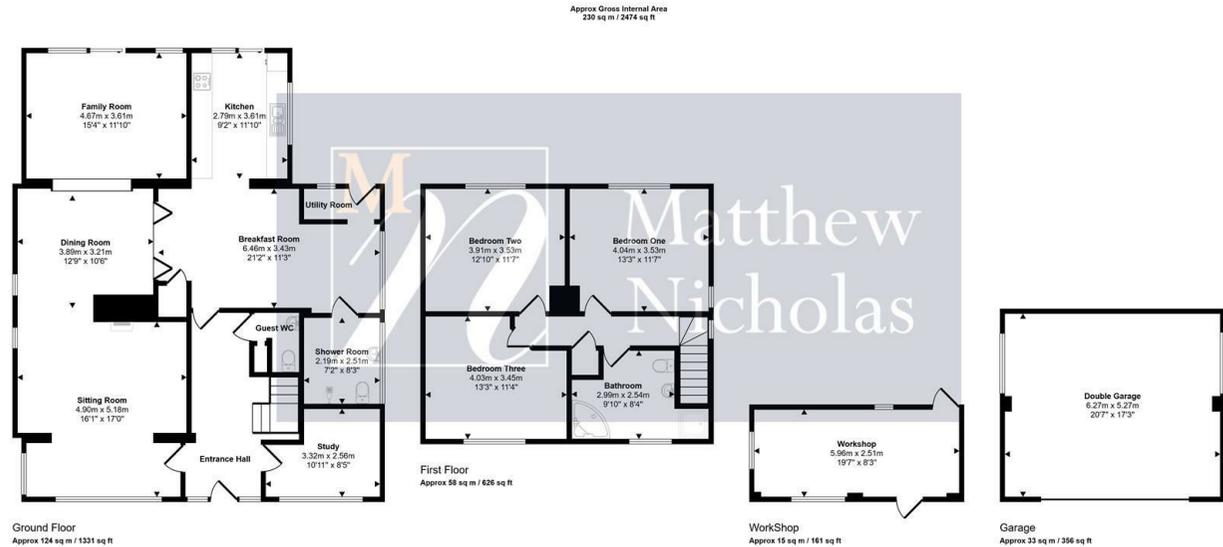
# Further Information



Local Authority: Bedford Borough Council

Tax Band: E

Floor Area: 2474.00 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>71</b>
	<b>51</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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