



Connells

Lake View
Marston Moretaine Bedford

Lake View Marston Moretaine Bedford MK43 0LH

for sale
£350,000



Property Description

Connells are delighted to bring to market this three-bedroom semi-detached house located in the popular village of Marston Moretaine.

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, home movers or even buy to let investors as the property is just down the road from the Universal Studios site.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, a comfortable lounge, a fitted kitchen, and a bright conservatory overlooking the rear garden, providing excellent additional living space for relaxing or entertaining.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom serving all rooms.

Externally, the home enjoys a private rear garden, ideal for outdoor dining and family enjoyment, together with a garage providing useful storage and parking solutions.

Marston Moretaine is a highly sought-after Bedfordshire village offering a range of local amenities including shops, public houses, cafés, a supermarket, doctors' surgery, and well-regarded schooling. The village also benefits from excellent transport links, with easy access to the A421, connecting to Bedford, Milton Keynes, and the M1 motorway. Nearby rail stations at Lidlington and Millbrook provide convenient links into Bedford and beyond.

Agent 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

Entrance Hall

Double glazed window, door to front and access into W.C and lounge

Cloakroom

Double glazed window, hand wash basin, low level WC, radiator

Lounge

Double glazed window, storage cupboard, radiator

Kitchen

Double glazed window, fitted wall to base units, plumbing for white goods, integrated gas hob, oven, extractor. Sink/ drainer, radiator

Conservatory

Double glazed windows, door to garden.

Landing

access to bedrooms 1,2 and 3, storage cupboard and loft

Bedroom 1

Double glazed window, built in wardrobe, radiator.

Bedroom 2

Double glazed window, built in wardrobe, radiator.

Bedroom 3

Double glazed window, radiator.

Bathroom

Double glazed window, bath with shower overhead, hand wash basin, low level W.C, radiator

Parking

the property also benefits from a single unit garage to the rear of the garden

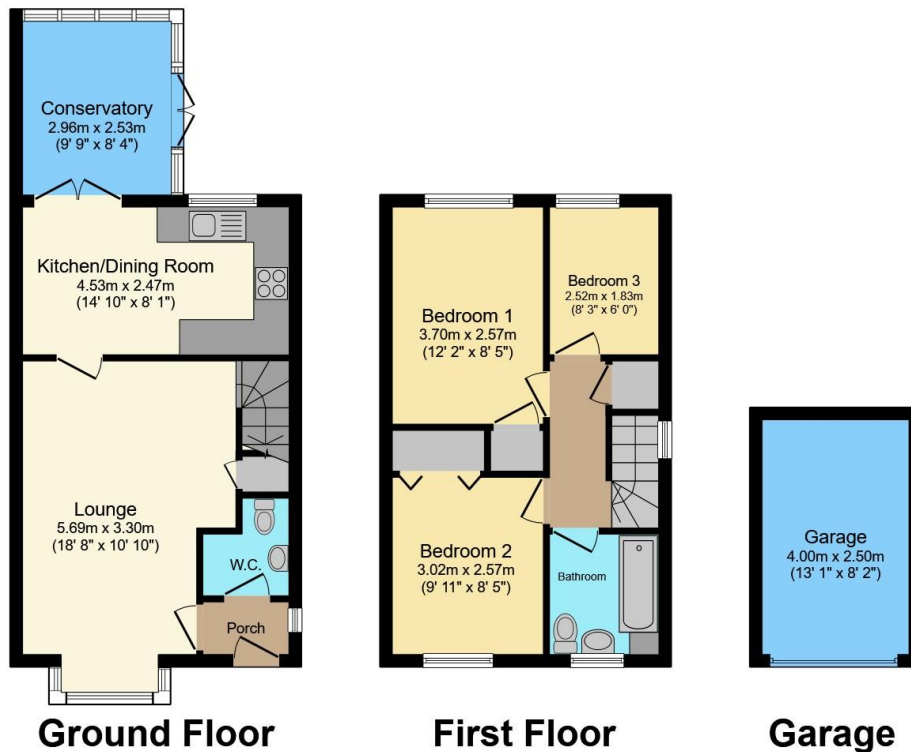
To Front

Paved path to front door, mature front garden.

To Rear

Paved Garden, side access, wooden pergola.





Total floor area 88.1 m² (948 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: C

view this property online connells.co.uk/Property/FLI305953

Tenure: Freehold



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: FLI305953 - 0002