



**91 Grange View**  
Grange Road, Blunham, MK44 3NS  
**Guide price £1,250,000**



# 91 Grange View

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Guide Price £1,250,000 - 1,275,000.

Located in Blunham on the prestigious Grange Road, nestled in the Bedfordshire countryside is this brand new architecturally designed home.

Grange View stands as a beacon of contemporary design amidst the rural landscape, with its unique architecture setting it apart from traditional homes in the area. The modern and spacious layout is perfect for those who appreciate both aesthetics, and functionality.

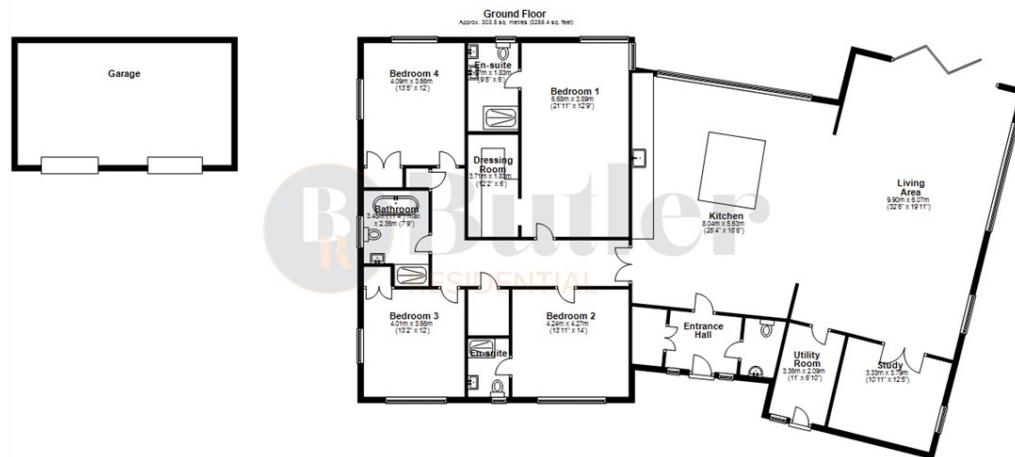
## Welcome to Grange View

## What's In the Area?

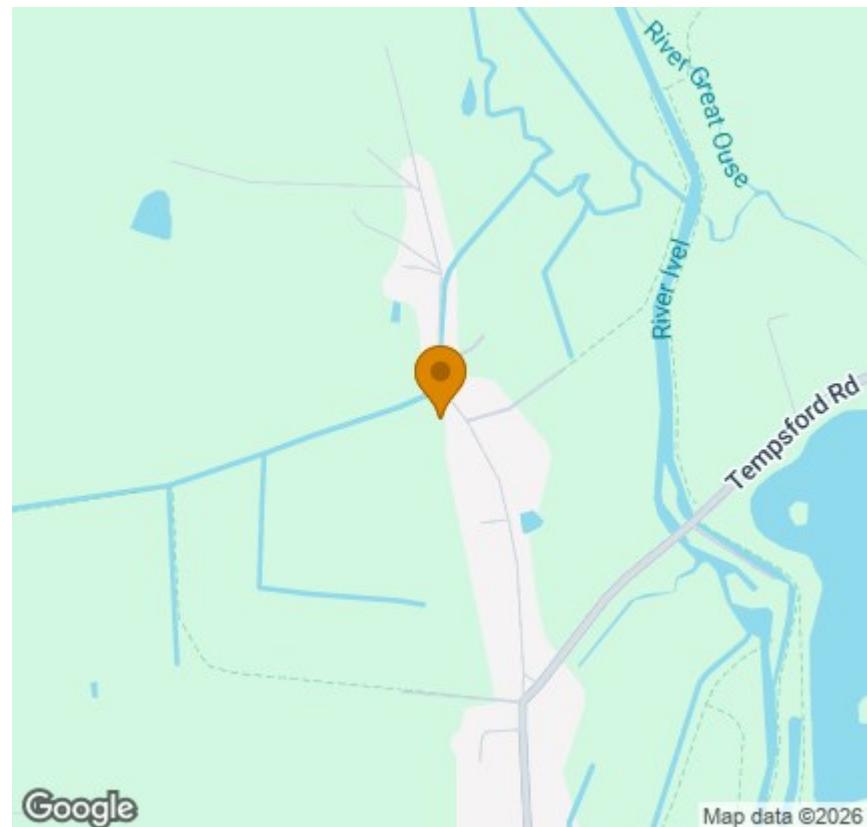




## Floor Plan



## Area Map



## Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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[butlerresidential.co.uk](http://butlerresidential.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	