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## Park Lane, Blunham, Bedford, MK44 3NJ

£395,000

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- Detached Bungalow Built in 2021
- Two Double Bedrooms
- Bi-Fold Doors to Private Courtyard Garden Providing Wheelchair Access
- Driveway at the Rear for Two Vehicles
- Remainder of 10 Year NHBC Guarantee
- Large Open Plan Kitchen, Living and Dining Area
- Good Sized Bathroom
- Integrated Appliances in Kitchen
- Immaculate Throughout
- Quote Reference CM0245

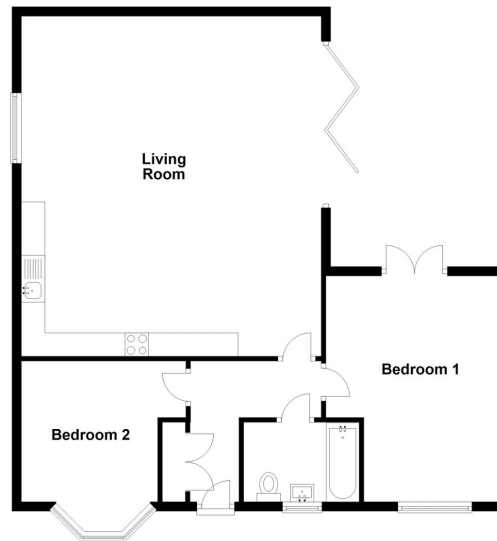


An immaculate detached bungalow built in 2021, located in the heart of the historic village of Blunham giving convenient access to the A1 and the mainline station at nearby Sandy to Kings Cross. This generously sized bungalow provides **open plan living accommodation** in the form of a **large fitted kitchen with integral appliances**, adjacent to living and dining areas giving access via **Bi Fold doors** to a private courtyard garden. Elsewhere there is a good sized entrance hall with storage, giving access to **two double bedrooms** and a large bathroom. To the rear there is **off road parking for two vehicles** in tandem and gated access to the garden. The property further benefits from gas central heating, double glazing and the remainder of a 10 year NHBC guarantee and is **wheelchair accessible from the rear of the property**. Viewing is highly advisable - quote reference CM0245





Floor Plan



Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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