



23 Crispin Drive, Bedford MK41 7FL





23 Crispin Drive  
Bedford  
MK41 7FL

OIEO £390,000

A versatile town house with  
views over fields...

- Entrance hall
- Cloakroom
- Large kitchen /diner
- Versatile layout
- Office
- En suite
- Four bedrooms
- Gardens
- Garage and driveway
- Views over fields



- Council Tax Band E
- Energy Efficiency Rating C

## A very well presented former show home set over three floors...



Lane and Holmes are delighted to offer for sale this very well presented former show home with accommodation over three floors and offering a versatile layout for a modern family.

The ground floor includes an entrance hall with a tiled floor which runs into a sizeable kitchen diner with integrated appliances and double doors opening to the rear garden. The ground floor also benefits from a cloakroom and an office or sitting room.

Moving to the first floor there are two rooms – in the current configuration one is used as a sitting room whilst the other is a double bedroom, and there is also a fitted family bathroom. The top floor provides three further bedrooms and a WC, with the master

bedroom also providing an en suite shower room.

Moving outside there is a long driveway leading to a single garage with an electric door, and the south facing garden offers areas of patio and lawn, and is not overlooked from the rear. Further benefits include double glazing and gas fired central heating.

Nearby Brickhill has two popular shopping parades, local schools and recreational facilities. Bedford's town centre is located a short drive away, offering a whole host of further services and facilities including the picturesque Embankment and the mainline railway station which offers fast and frequent services to the capital.

Bedford Railway Station • 3.5 miles  
Milton Keynes • 20 miles  
A1 Black Cat Roundabout • 10 miles  
M1 Junction 13 • 15 miles  
Luton Airport • 29 miles  
Stansted Airport • 52 miles  
London • 61 miles

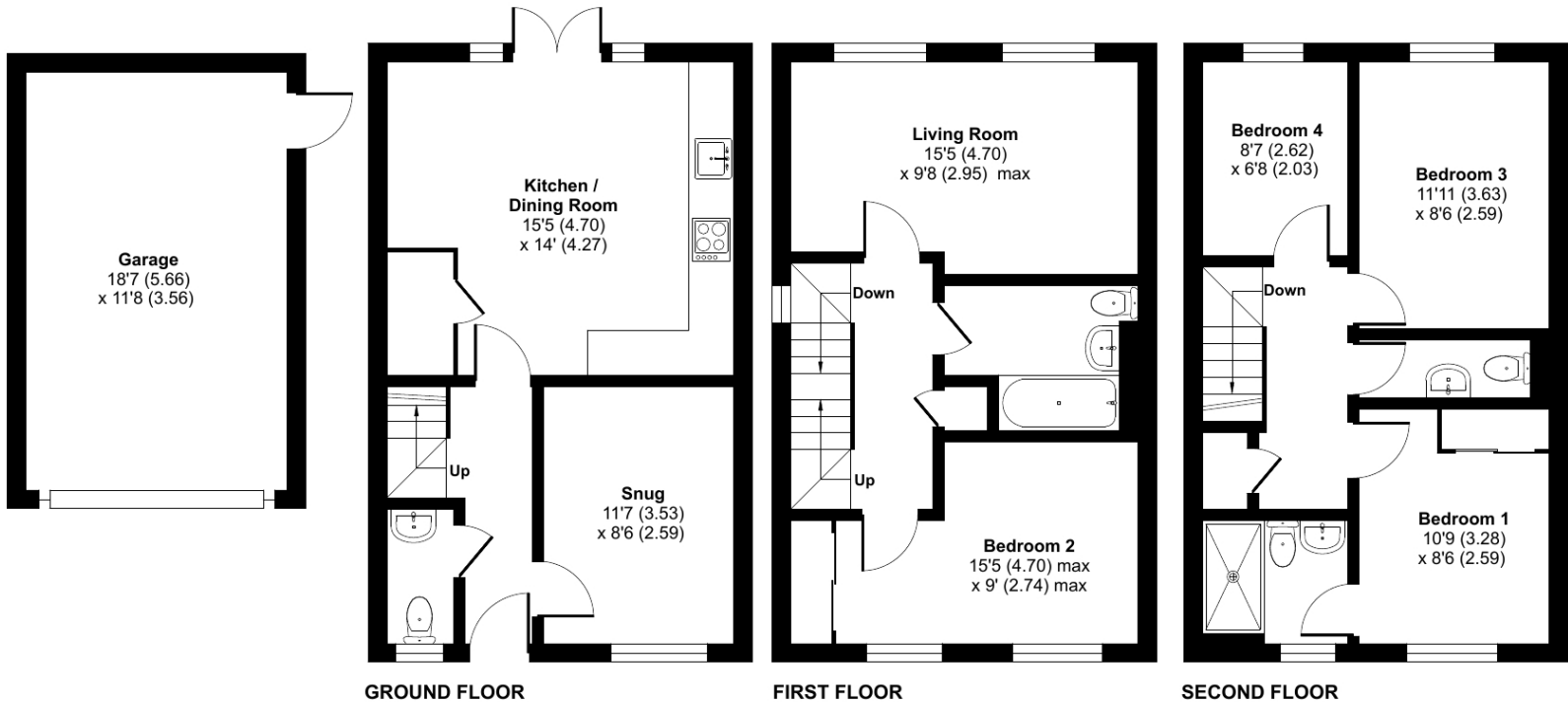




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Approximate Area = 1209 sq ft / 112.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lane & Holmes. REF: 1080689



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