



40 Sunderland Place, Shortstown, Bedford MK42 0FD



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Shortstown,
Bedford
MK42 0FD

Guide £275,000

Three bedroom house in
Sefton Fields...

- Three bedrooms
- Gas central heating
- Garage and parking
- Fitted kitchen
- Double glazing
- Lounge/diner
- Private garden

- Council Tax Band C
- Energy Efficiency Rating C



Very well presented terrace house situated on a modern development...



Lane and Holmes are delighted to offer for sale this very well presented terrace house situated on a modern development in Shortstown.

In brief the accommodation includes an entrance hall and a fitted kitchen, and there is a large lounge/diner at the rear which opens out to the garden. The first floor offers three bedrooms and a fitted family bathroom, with further benefits including gas fired central heating and double glazing.

Externally there is a small garden area at the front with a paved path to the front door, with the rear garden being mainly laid to lawn and not particularly overlooked. There is also a garage in a nearby block.

Sefton Fields is a modern development on the edge of Shortstown and as such is ideally situated for major road links including the

A421 bypass linking the A1 with the M1 and enabling better access to Milton Keynes and Luton. Local amenities include a Tesco's Metro, a modern Primary School and Bedford train station is approximately a 15 minute drive away.

Bedford Railway Station • 4 miles

Milton Keynes • 20 miles

A1 Black Cat Roundabout • miles

M1 Junction 13 • 9 miles

Luton Airport • 22 miles

Stansted Airport • 40 miles

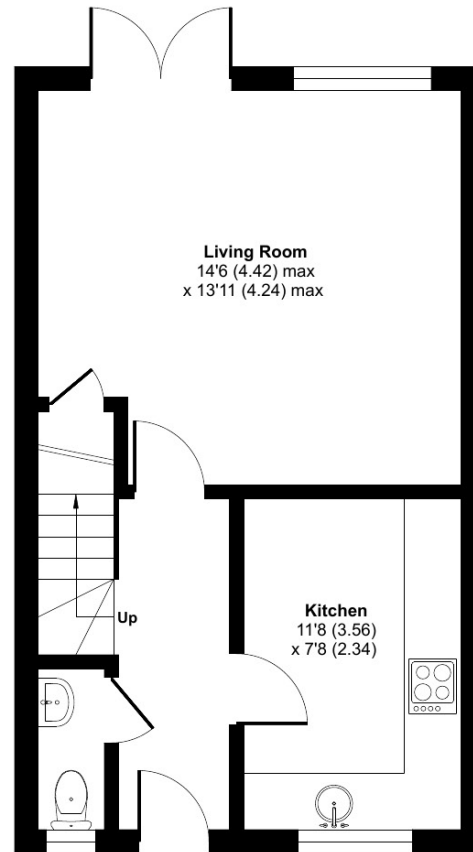
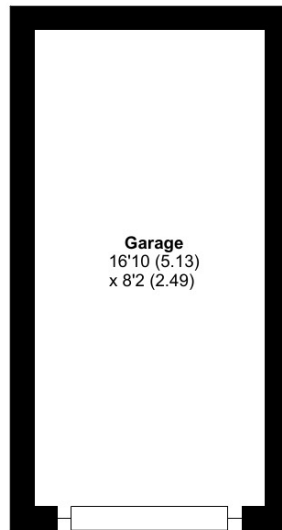
London • 57 miles



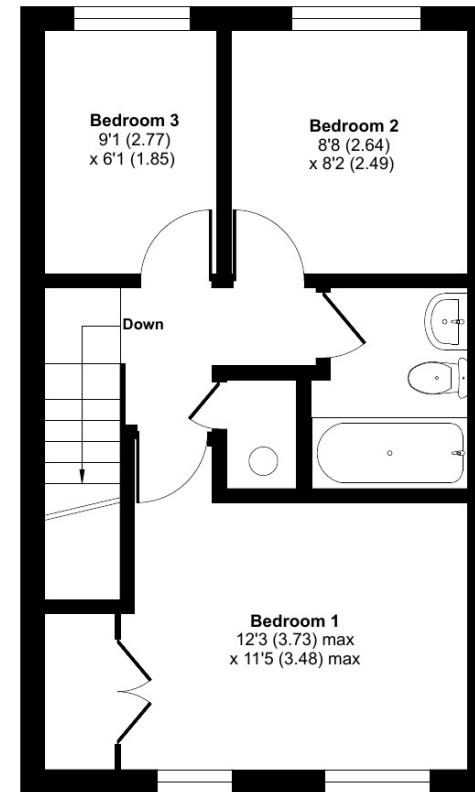
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Approximate Area = 778 sq ft / 72 sq m (excluding garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Lane & Holmes. REF: 845250



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