



## 1 Bedford Road , Willington, MK44 3PP

An excellent opportunity to acquire this substantial detached family home located in the popular village of Willington and sitting on a plot of approximately three quarters of an acre, subject to survey. Willington lies to the east of Bedford on the A603 road to Sandy and six and five miles from their respective railway stations. This delightful property sits well back from the road behind a belt of trees in an area of garden that extends to about half an acre with a further quarter of an acre beyond. A long drive and associated parking area leads up to the front of the property and there is plenty of scope to extend and improve the property should that be desired, subject to the necessary Local Authority approvals. The ground floor includes a spacious reception hall, two large reception rooms, a kitchen, a rear hallway and a cloakroom and a study. The first floor offers a large landing and four good size bedrooms, a family bathroom, a separate shower room and a cloakroom. There is scope for extension in to the roof space subject to any necessary approvals and design details. Additional benefits include gas fired central heating and aluminium white polyester powder coated double glazed windows. Externally there is much scope to further develop the plot with landscaping and or further outbuildings subject to the necessary Local Authority approvals. There is no upper chain. Location: Willington has a vibrant community and is home to the Danish Camp restaurant by the River Great Ouse, The Crown Public House, Frosts' Garden Centre, the Willington Garden and Leisure outlet, a Primary School and Pre-School, Post Office and shop, St Lawrence's Church and Willington Methodist Church. Willington is also home to The Bedford Disabled Horse Riding Association that is widely supported in the village. Nearby Bedford offers a wealth of shopping, recreational and schooling opportunities both private and state. Bedford's southern bypass, A421, connecting the M1 at Junction 13 with the A1 at t

**Guide Price £775,000**

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- Reception hallTwo reception roomsStudy Two bath/shower roomsOutbuilding0.75 acres (sts)No chainLocated in the popular village of Willington
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[Directions](#)





Floor Plan

Bedford Road, Willington, Bedford, MK44

Approximate Area = 2128 sq ft / 197.6 sq m  
Garages = 1111 sq ft / 103.2 sq m  
Total = 3239 sq ft / 300.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lane & Holmes. REF: 763078

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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

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