

## Hastings Crescent, Shortstown, MK42 £369,995, Freehold



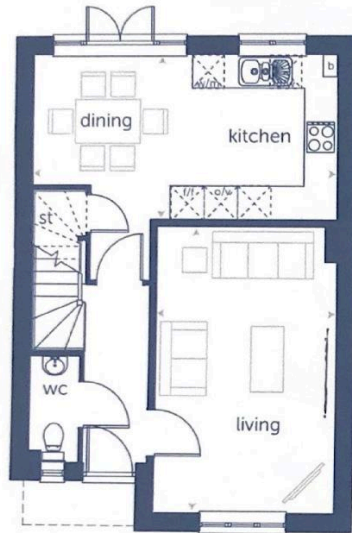
### **\*\*NEW INSTRUCTION\*\***

Compass Residential Homes are delighted to bring to market this modern and beautifully presented 3 bedroom semi-detached home in a desirable location just outside Bedford.



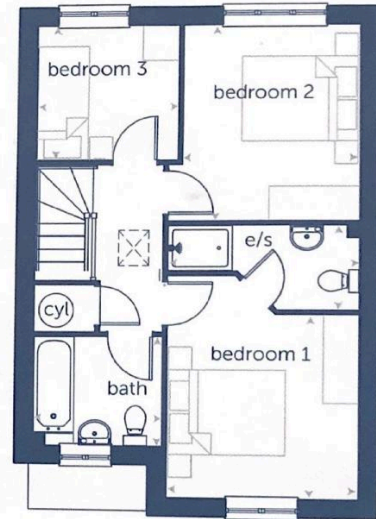






### Ground Floor

Living	5.200m x 3.270m	17'1" x 10'9"
Kitchen/Dining	5.580m x 2.985m	18'4" x 9'10"



### First Floor

Bedroom 1	3.280m x 3.225m	10'9" x 10'7"
Bedroom 2	3.440m x 3.030m	11'3" x 9'11"
Bedroom 3	2.455m x 2.365m	8'1" x 7'9"

Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

A modern and beautifully presented 3 bedroom semi-detached home in a desirable location.

Built in 2017 by Bellway Homes this well apportioned family home offers nicely balanced living space over 2 floors and accommodation briefly comprises:

A welcoming entrance hall, cloakroom, spacious lounge, kitchen dining room with a range of integrated appliances (all Zanussi and include 4 ring gas hob, electric oven, dishwasher and washing machine), storage cupboard and French doors to rear garden.

On the first floor: landing with airing cupboard and access to loft hatch, Master bedroom (which includes en-suite shower facility) and Bedroom 2 are both generous doubles, Bedroom 3 is a single and ideal for use as a home office/study and family bathroom.

Externally this property offers an oversized linked single garage with driveway and off-road parking for 1-2 cars (utilising the hard standing located adjacent), low maintenance landscaped front garden, beautiful triangular shaped secluded rear garden predominantly laid to lawn with patio area and summer house.

The property is sited on a good sized plot and looks out onto an open space/play area from the front.

THIS PROPERTY IS NOT TO BE MISSED AND AN INTERNAL INSPECTION COMES HIGHLY RECOMMENDED - CALL US NOW TO ARRANGE YOUR VIEWING

ACCOMMODATION (max dimensions):

Kitchen/dining: 18' 4 x 9' 10

Living room: 17' 1 x 10' 9

Master bedroom: 10' 9 x 10' 7

Bedroom 2: 11' 3 x 9' 11

Bedroom 3: 8' 1 x 7' 9

Bathroom

LOCATION:

New Cardington is situated in the area of Shortstown approximately 4 miles from Bedford town centre.

The village is a popular area, with good road access provided by the A600 road which leads on to the A421 and the A507 with the Bedford bypass offering routes to the A6, A1, M1 and beyond.

New Cardington itself boasts a local community of shops, schools and countryside walks.

In nearby Bedford there are also a variety of shops, restaurants, bars and the Bedford railway station with transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Bus services also provide regular transport into Bedford Town Centre as well as Cotton End, Shefford and Hitchin.

COMPASS REQUIREMENTS:

Under the terms of the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property via our firm.

Upon acceptance of an offer a client will be required to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they

are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

These details are presented Subject to Contract and Without Prejudice as of JULY 2022.

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		