



LOVETT
Sales & Lettings

£265,000



22 High Street, Riseley, Bedford, Bedfordshire, MK44 1DU

- GRADE II LISTED DETACHED COTTAGE
- TWO BEDROOMS
- IN THE HEART OF THE VILLAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- REFITTED KITCHEN & BATHROOM
- LARGE ENCLOSED GARDEN TO FRONT

Full Description

Situated in the sought after North Bedfordshire Village of Riseley is this very well presented, character filled Grade II Listed cottage. The property has been improved throughout over recent years to now include a refitted kitchen/breakfast room and refitted shower room and boasts a cast iron open fire place, two double bedrooms and an open plan garden. Set in the heart of the village yet within easy access of the A6, this house is ideally located for anyone looking to commute to London St Pancras via Bedford Railway station (which can take under 40 minutes by train) and also falls in catchment areas of popular local schools. The accommodation in brief comprises entrance hall, living room, kitchen/breakfast room and bathroom to the ground floor. To the first floor there is a landing leading to two double bedrooms and externally there is an open plan, established garden. A character filled home in a desirable picturesque village

ENTRANCE HALL

Solid wood doors to front, doors to

LIVING ROOM

12' 3" x 10' 4" (3.73m x 3.15m)

Single panel windows to front and side, wall mounted electric radiator, period style cast iron fireplace, tv point.

KITCHEN/BREAKFAST ROOM

12' 3" x 7' 7" (3.73m x 2.31m)

Single glazed window to front, solid wood work tops, base and eye level units, stainless steel 1½ bowl sink and drainer, built in stainless steel electric oven and electric hob, built in fridge/freezer, built in fold out ironing board, sunken cupboard and drawers, breakfast bar, wall mounted electric heater, extractor fan, door to:

INNER HALLWAY

Stairs to first floor, tiled floor, door to:

SHOWER ROOM

Obscure single glazed window to front, low level wc, work top with cupboard under and surface mounted wash hand basin, shower cubicle, part wall tiled, extractor fan, electric radiator.

LANDING

Single glazed sliding window to front, electric radiator, built in storage cupboard, doors to:



BEDROOM ONE

12' 6" x 12' 3" (3.81m x 3.73m)

Single glazed window to front, electric radiator, built in wardrobe.

BEDROOM TWO

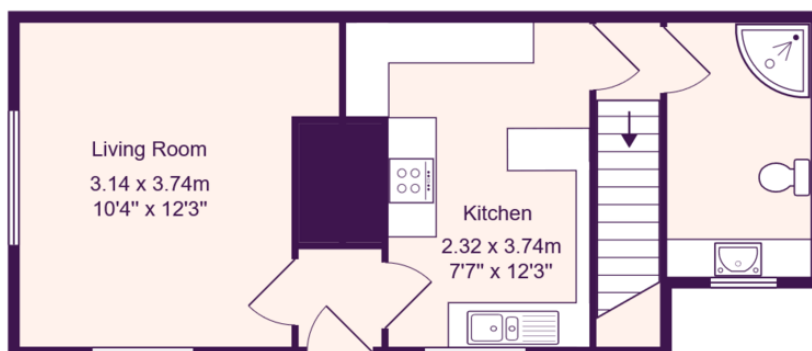
9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed skylight window to rear, detached radiator, tv point, built in wardrobe, loft access.

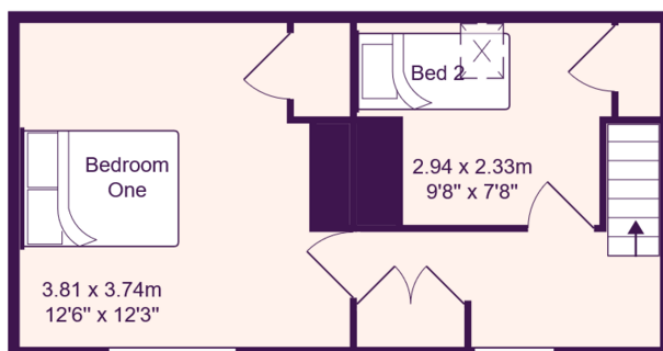
GARDEN

Recently landscaped garden to front mainly laid to lawn with gravelled patio area with raised sleepers. Gated access to front.





Ground Floor



First Floor

Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
(EXEMPT)