

6 Riglen Close

Lidlington, Bedford, MK43 0US

Gavin Mills



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Guide Price £525,000

A beautifully presented, four bedroom semi-detached family home situated in a sought-after modern development in the Bedfordshire village of Lidlington.

This extended and spacious property, vastly improved by the present vendors, has accommodation of 1965 sq.ft set over two floors, a southwest facing, private rear garden, and off-street parking for two vehicles along with an oversized single garage.

There is a separate utility room with a door to the rear garden. Double doors from the dining area open to the large conservatory which has a door into the oversized single garage.

First Floor Accommodation.

On the first floor, all four bedrooms have built-in wardrobes. The Master bedroom has an ensuite shower room and the remaining three bedrooms are serviced by the family bathroom which comprises an inset bath, enclosed shower cubicle, WC, wash basin, and a heated towel rail.

Outside.

To the front of the property, there is parking for two vehicles, the front garden is laid to crushed slate beds with hedge borders. The rear garden is South/West facing and laid to a paved patio and lawn with a mature hedge border along with space to the side for a garden shed.

Ground Floor Accommodation

The entrance hall has stairs to the first floor and access to the WC along with a built-in store cupboard. The reception areas consist of a study, and a sitting room, with a built-in media wall and a bay window to the front aspect.

To the rear of the property, the open plan kitchen /dining room has a range of fitted wall and base level units with solid oak worktops over, including a breakfast bar. Integrated appliances include an induction hob with an extractor unit over, an electric double oven, a fridge/freezer, and a dishwasher.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area (Including Garage)
 Ground Floor = 114.5 sq m / 1,232 sq ft
 First Floor = 68.1 sq m / 733 sq ft
 Total = 182.6 sq m / 1,965 sq ft

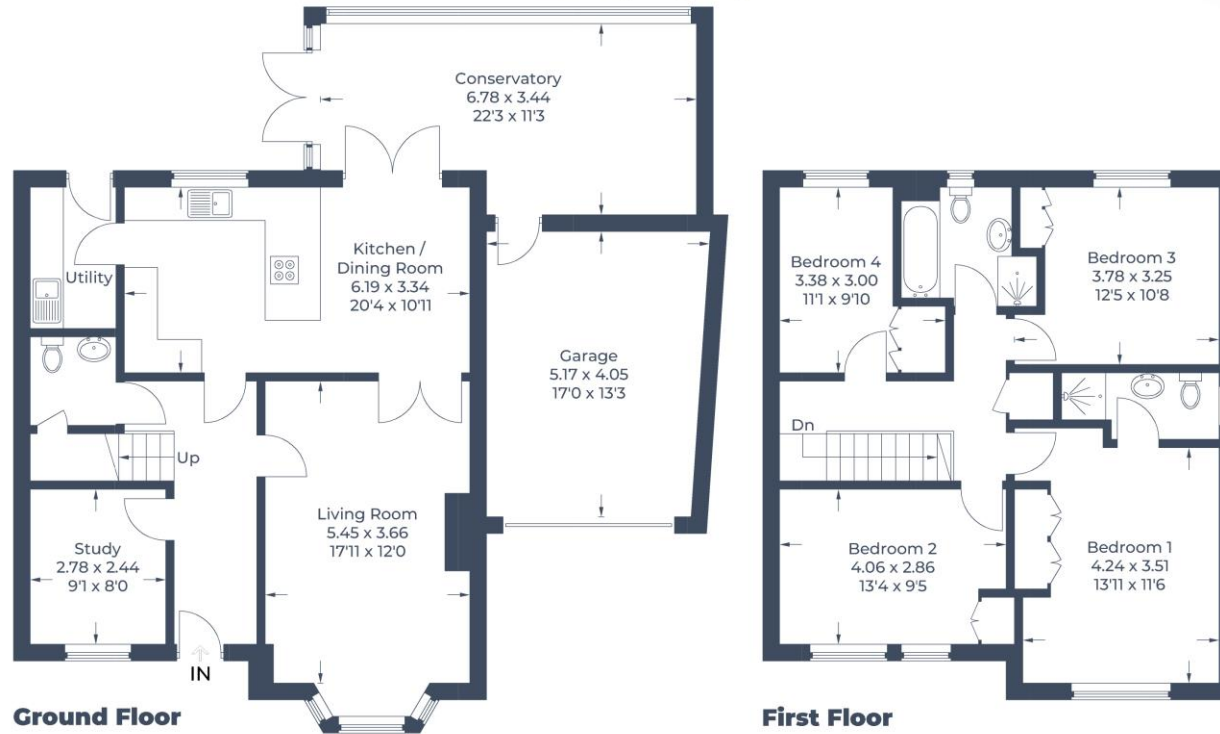


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.