



Wyboston, Bedfordshire

MICHAEL GRAHAM



A newly constructed four bedroom barn style semi detached property set in a rural position with views over open countryside.



1 Cedar Barns

102 The Lane, Wyboston,
Bedfordshire, MK44 3AS

Guide Price £785,000



4 bedrooms



1 reception room



3 bathrooms



EPC Rating Band C

The property is one of a pair of individually designed barns. The accommodation extends to over 2,020 sq. ft with versatile ground floor accommodation including a separate sitting room, a utility room, cloakroom and a double guest bedroom with an en suite shower room. There is also an open plan kitchen/dining room with bi fold doors to the front. The entrance hall has engineered oak flooring with underfloor heating which continues throughout the ground floor. There is a staircase, with glazed balustrades and oak handrails, to the galleried first floor landing which has access to three bedrooms and a family bathroom. The master bedroom has an en suite bathroom.

The barn is approached from The Lane by a sweeping driveway which provides parking in front of this and the neighbouring barn.

- Newly constructed barn style property
- Three bedrooms; one en suite and family bathroom
- Sitting room and ground floor bedroom
- Open plan fitted kitchen/dining room
- Utility room, ground floor shower room and cloakroom
- Combination of underfloor and radiator heating
- Gated driveway parking
- East facing rear garden

Additional Information

- Mains water, Electricity
- The Local Authority is Bedford Borough Council
- The property is in council tax band





Kitchen/Dining Room

The open plan kitchen/dining room has a range of dove grey Shaker style wall and base units with antique pewter handles. The central island incorporates a breakfast bar and houses an AEG induction hob with Lamona curved cooker hood over. The 40mm Oak woodblock work surfaces incorporate a butler sink with pull out spray mixer tap. Integrated appliances include two Bosch electric ovens and dishwasher, and a Samsung American style fridge/freezer.





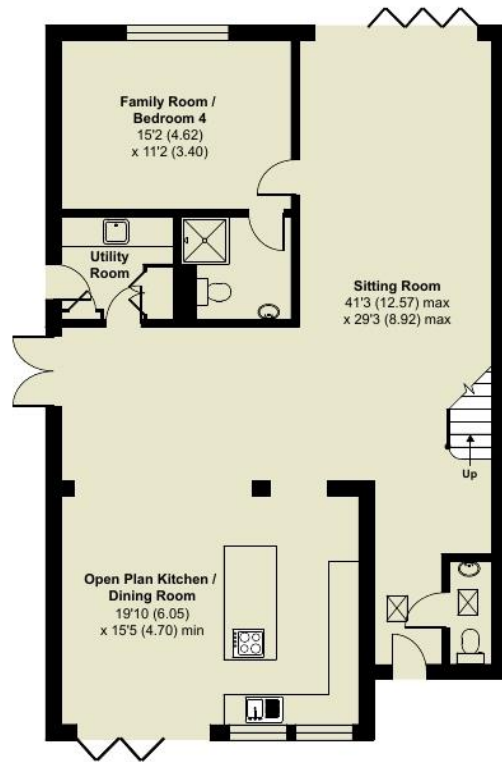
Gardens

The front garden has a paved patio area, bordered by raised flowerbeds, with steps down to the off street parking. The rear garden is principally lawned and has a paved outdoor entertaining area, and railway sleeper raised flowerbeds. At the bottom of the garden is a workshop/shed with potential to be converted into a home office.

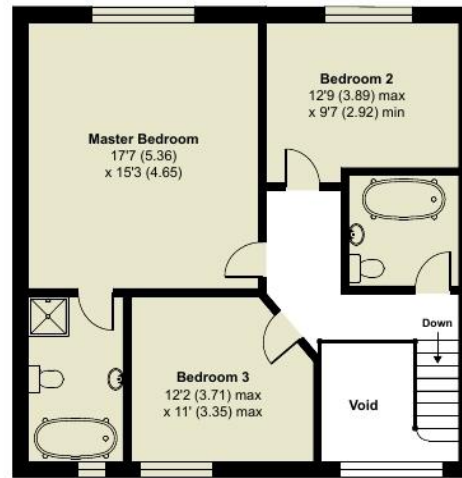




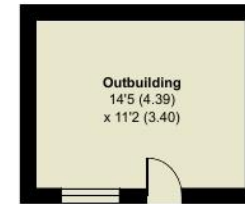
Approximate Area = 2023 sq ft / 188 sq m (excludes void)
 Outbuilding = 162 sq ft / 15 sq m
 Total = 2185 sq ft / 203 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Outbuilding
14'5 (4.39)
x 11'2 (3.40)



Situation and Schooling

Wyboston is situated approximately 3 miles south of St. Neots and has access to the A1, A421 southern by pass and A428 with access to Cambridge. The village is in a rural environment and has the Wyboston Lakes Golf and Leisure complex within it.



1 mile from A1
Wyboston



47 minutes from
Kings Cross



4 miles from St.
Neots station



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Michael Graham Estate Agents. REF: 923838

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