

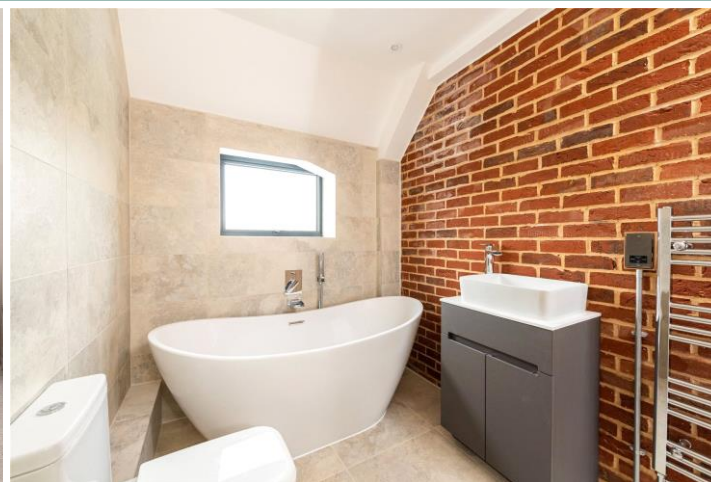


Wyboston, Bedford Bedfordshire

MICHAEL GRAHAM



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



2 Cedar Barns

102 The Lane, Wyboston, Bedford,
Bedfordshire, MK44 3AS

Guide Price £815,000



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 2,110 sq. ft with versatile ground floor accommodation including an open plan kitchen/dining/sitting room with bi fold doors to the front and French doors to the garden, a utility room with a door to the rear garden, a double ground floor bedroom which could be used as a reception room, and a shower room. The entrance hall is at the side and 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 and bedroom two has a walk-in wardrobe.

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 first floor bedrooms; one en suite and family bathroom
- Open plan fitted kitchen/dining/sitting room
- Ground floor fourth bedroom/family room
- Utility room and ground floor shower room
- Combination of underfloor and radiator heating
- Gated driveway parking
- Easterly facing rear garden

Additional Information

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





Kitchen/Dining/Sitting Room

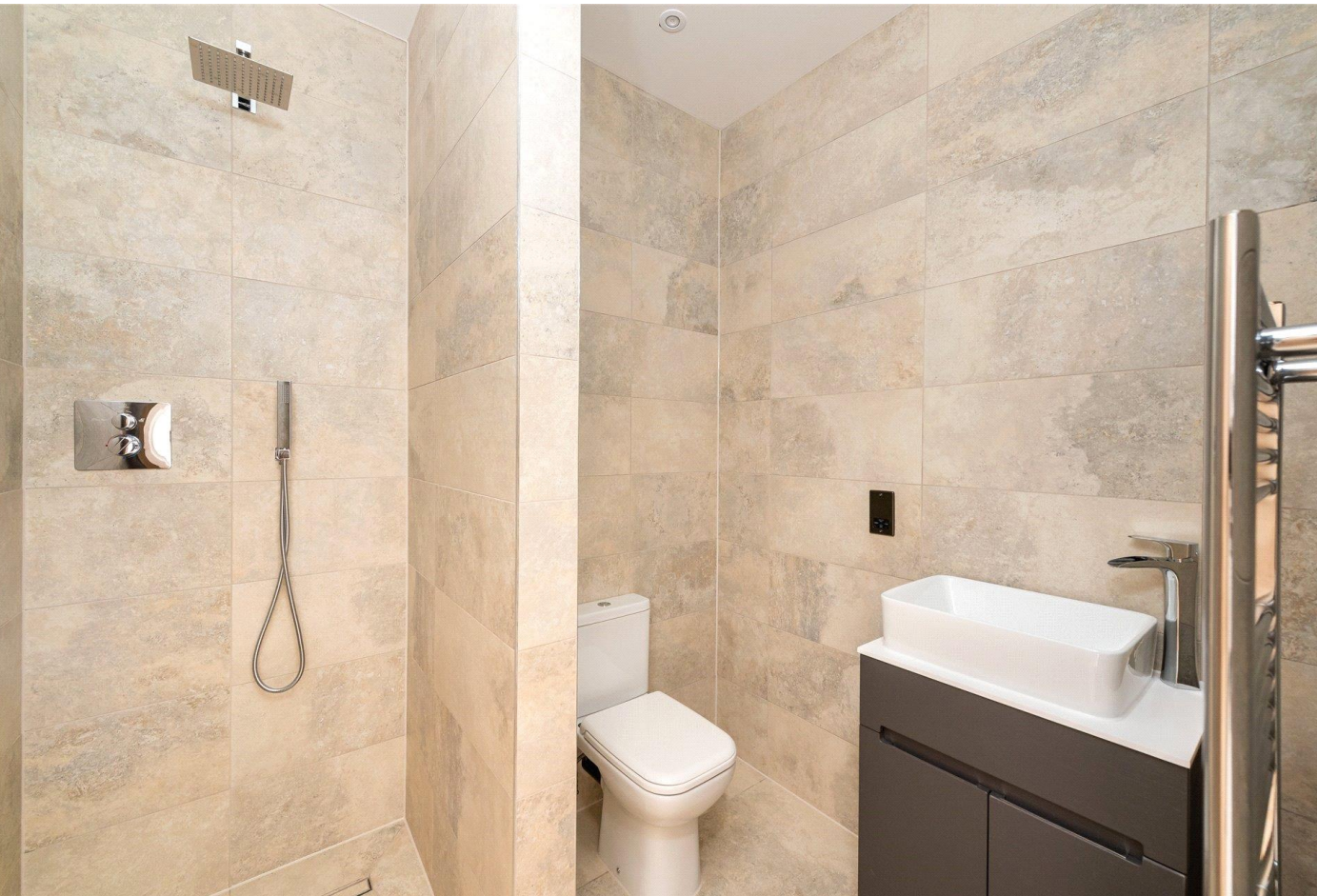
The open plan kitchen/dining/sitting room has a range of dove grey Shaker style wall and base units with antique pewter handles. The central island incorporates a breakfast bar and houses an AEG induction hob with Lamona curved cooker hood over. The 40mm Oak woodblock work surfaces incorporate a butler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





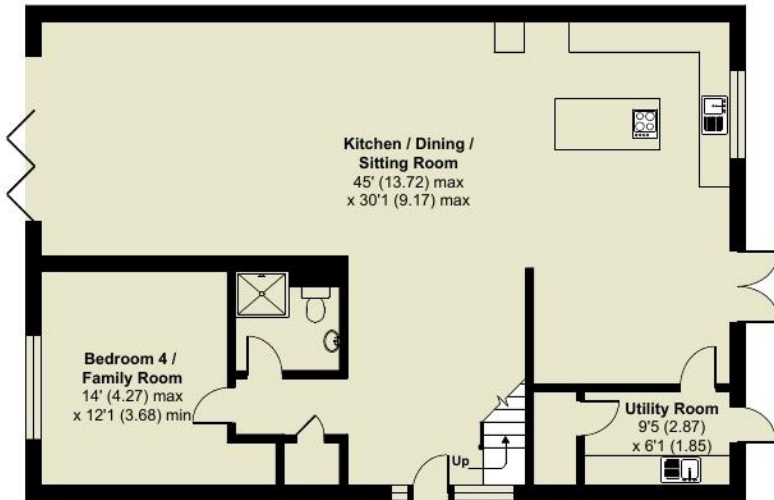
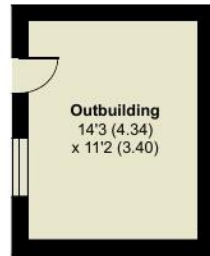
Outside

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.

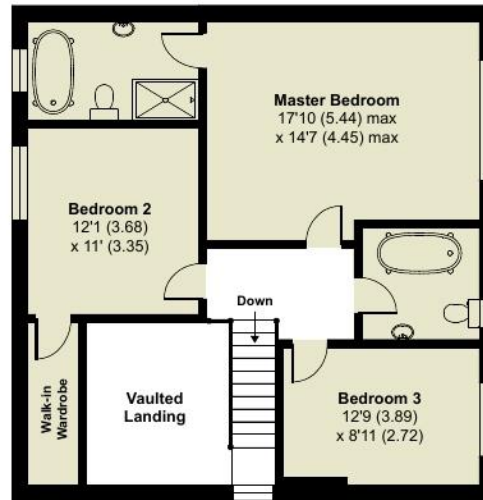


Approximate Area = 2115 sq ft / 196.5 sq m (excludes void)
 Outbuilding = 160 sq ft / 14.8 sq m
 Total = 2275 sq ft / 211.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Situation and Schooling

Wyboston is situated approximately 3 miles south of St. Neots where there is a mainline railway station with services to Kings Cross in 38 minutes. It also 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). © ntechcom 2022. Produced for Michael Graham Estate Agents. REF: 923862

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