

Love Homes



Wooding Way, Wilstead, Bedfordshire MK45 3PG

The accommodation includes an entrance hall with a cloakroom and stairs to the first floor. The 19'6" dual-aspect living room features a bay window overlooking a green. The 19'7" kitchen/dining room boasts integrated appliances and an open-plan family area with garden access. Upstairs, the landing leads to a main bedroom with an en-suite, two additional bedrooms, and a modern bathroom. The ground floor has Karndean Herringbone flooring, double-glazed windows, and gas central heating.

The south-facing rear garden is private and mostly lawned with a paved patio. There is gated side access to a driveway for two vehicles. The 19'8" x 9'10" single garage offers sheltered parking or storage with power, lighting, and garden access.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



5.1m

Tenure: Freehold



3



2

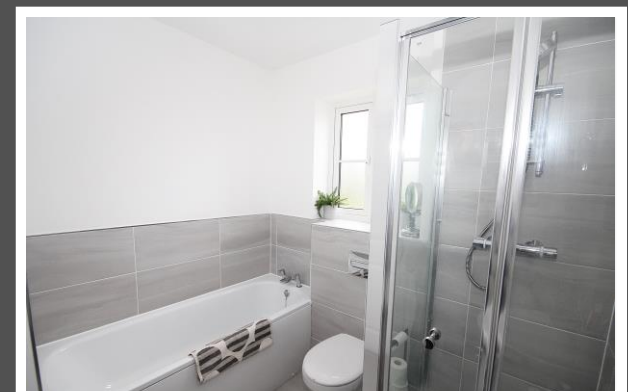
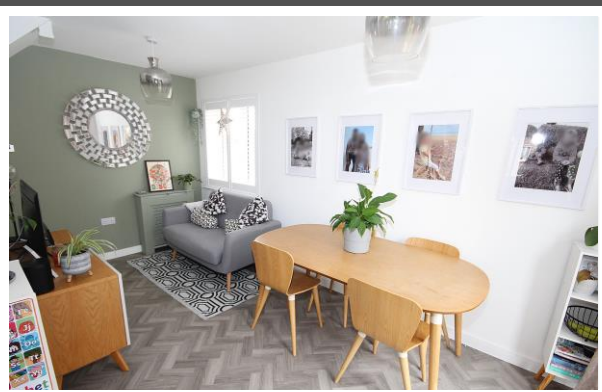
Council Tax: D



2



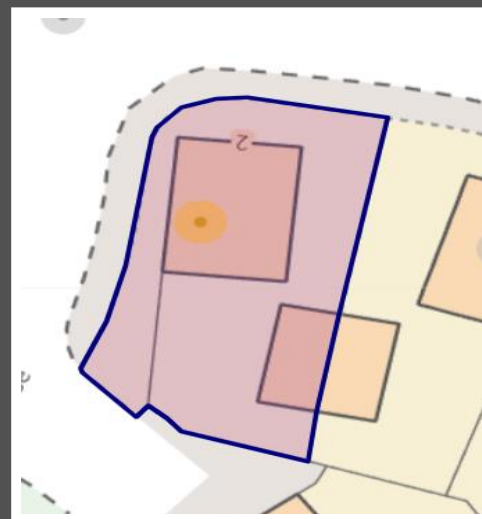
Wilstead is a village and civil parish in Bedfordshire, situated just off the A6 and about five miles south of Bedford town centre. Bedford offers a high street with various shops and restaurants, as well as direct rail links to London St Pancras, with a journey time of approximately thirty-five minutes. Within the village there is a small convenience store that includes a sub post office, two pubs/eateries, a pharmacy, and several parks, all within a short distance from the property. The village boasts numerous clubs and societies and has a primary school with links to the Royal Shakespeare Company. Additionally, Wilstead provides transport to the Harpur Trust schools in Bedford.





TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.
 Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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