

Manor Farm Way | Sharnbrook



ASKING PRICE: £299,950

- |                      |                       |                      |
|----------------------|-----------------------|----------------------|
| Village Location     | Semi-detached House   | 25ft Lounge/Diner    |
| Three Bedrooms       | Views over Allotments | Gas Central Heating  |
| Conservatory         | Sharnbrook Catchment  | Front & Rear Gardens |
| Tandem Double Garage | Off-road Parking      | EER: Band C          |

# Manor Farm Way Sharnbrook Beds | MK44 1PH

Daniel James Estate & Letting Agents are delighted to offer For Sale this well-presented, 3-bedroom semi-detached house situated along this much sought-after close in the desirable riverside village of Sharnbrook with views over the allotments and church beyond, within walking distance of schools and local amenities and briefly comprising: Entrance porch, hall, 25ft lounge/diner, conservatory, kitchen, 3 bedrooms and family bathroom. Outside there is an enclosed rear garden mainly laid to lawn with patio area and views over the allotments and to the village church in the distance, a double-length tandem garage and off-road parking for 3 vehicles. Other features include gas central heating and double-glazing. The property falls within the very sought-after Sharnbrook Primary & Academy catchment's. EER: Band C.

## GROUND FLOOR |

### ENTRANCE PORCH |

### ENTRANCE HALL |

### LOUNGE AREA |

Approx. 15ft 5in x 12ft 11in (4.70m x 3.94m)

### DINING AREA |

Approx. 8ft 11in x 7ft 11in (2.72m x 2.41m)

### KITCHEN |

Approx. 8ft 10in x 7ft 7in (2.69m x 2.31m)

### CONSERVATORY |

Approx. 10ft x 6ft (3.05m x 1.83m)

## FIRST FLOOR |

### BEDROOM ONE |

Approx. 13ft x 9ft 2in (3.96m x 2.79m)

### BEDROOM TWO |

Approx. 11ft 6in x 9ft 3in (3.51m x 2.82m)

### BEDROOM THREE |

Approx. 7ft 9in x 6ft 5in (2.36m x 1.96m)

### FAMILY BATHROOM |

## LOCATION |

Sharnbrook is a sought after riverside village situated just over 8 miles north of Bedford with its main line railway station and excellent range of schools. There is a strong community spirit, with many busy social and sports clubs and organisations. There are a choice of public houses, hotels & restaurants. Other amenities include shops, post office, chemists, surgery, bakers, church, theatre and a wildlife park.

## COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car

or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Sharnbrook has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

## EDUCATION/SCHOOLING |

Situated in the village itself are the popular Sharnbrook Primary School as well as the much sought-after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

## LOCAL AUTHORITY |

Bedford Borough Council - direct line (01234) 267422. The Council Tax band is C and the standard assessment for 2020/2021 is £1,706.47.

## SERVICES |

The property is connected to mains electricity, water and sewerage. Heating to the property is provided via a gas-fired central heating system. Prospective purchasers must rely upon their own enquiries in respect of services in general.

## TENURE & POSSESSION |

The freehold of the property is available for sale by private treaty with vacant possession on completion.

## MEASUREMENTS |

All measurements are approximate.

## ENERGY EFFICIENCY RATING |

Band C.

## FIXTURES & FITTINGS |

Expressly excluded unless mentioned.

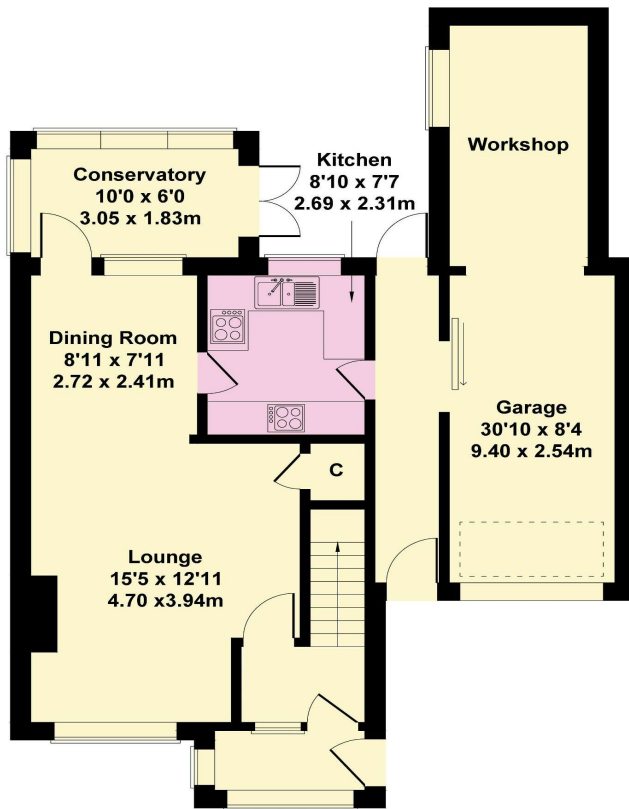
## MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving licence/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

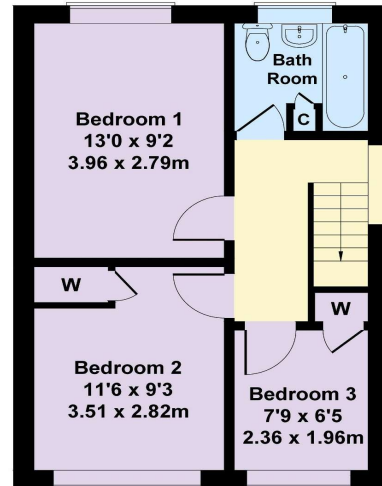
**VIEWINGS STRICTLY BY APPOINTMENT ONLY VIA DANIEL JAMES ESTATE AGENTS | CALL 01234 721666**



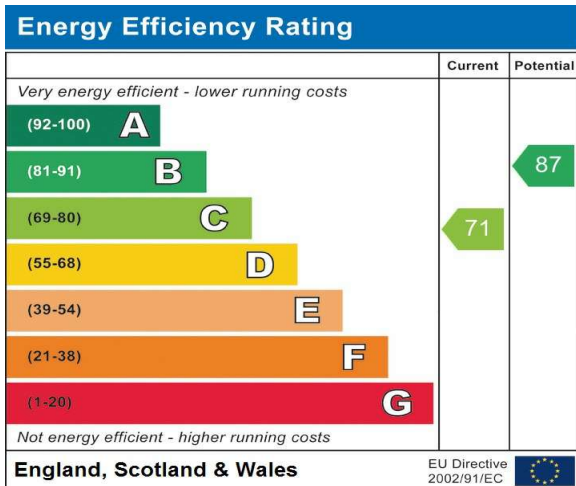
Approximate Gross Internal Area  
1184 sq ft - 110 sq m



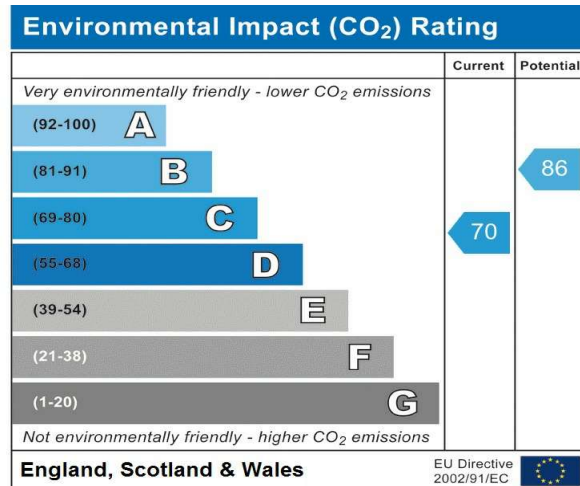
GROUND FLOOR



FIRST FLOOR



Address:  
Manor Farm Way, Sharnbrook



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