

**James
Kendall**
Estate Agents

74 Great Linns, Marston Moretaine

Bedford

Guide Price **£350,000**



74 Great Linns

Marston Moretaine, Bedford

For the perfect place to raise children, in a family-friendly village, in a quiet yet connected development, look no further than this end-terrace townhouse opposite a pocket playpark. Marston Moretaine appealed to the current owners more than other local developments for numerous reasons. Firstly The Forest Centre, secondly the schools, thirdly the sense of safety. One of the best things for the owners was the level of greenery and communal greenspace available, where children are spoilt for choice of where to play with their friends.

Council Tax band: D

Tenure: Freehold

- Five bedrooms, en suite shower room, family bathroom
- Low maintenance garden, pocket park opposite
- End-terrace townhouse on corner plot
- Contemporary kitchen open to spacious living/dining

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances - All measurements are approximate.

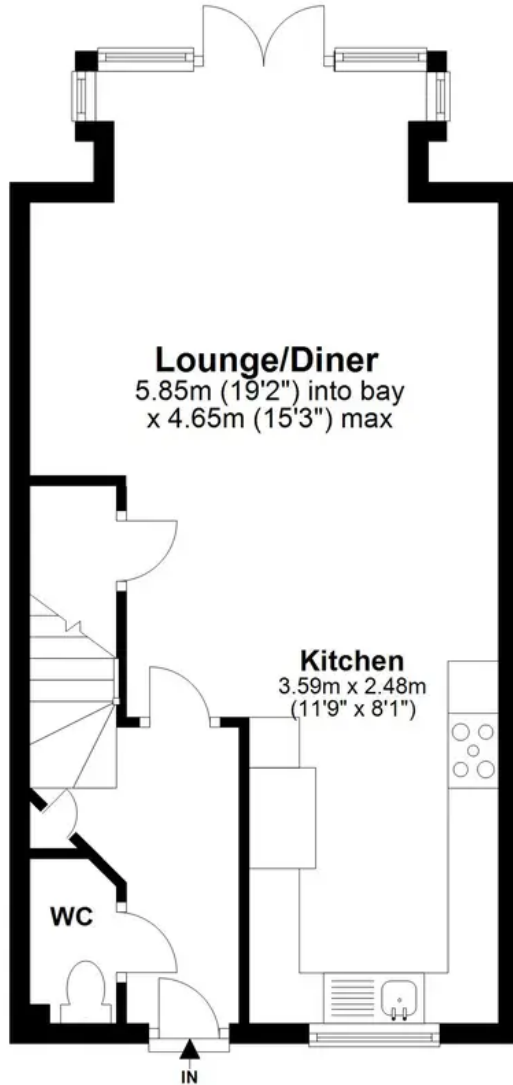






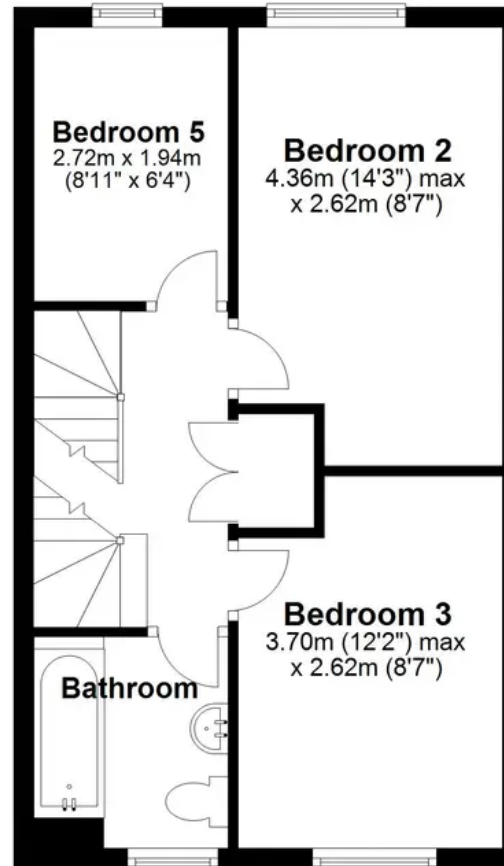
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



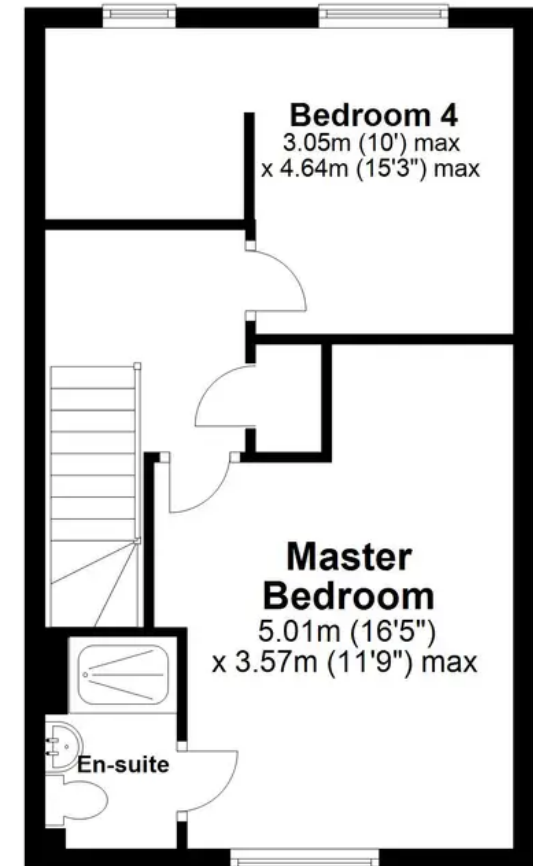
First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Second Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 117.8 sq. metres (1268.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them.² James Kendall

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Plan produced using PlanUp.



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