



The Old Post Office, 40 Great North Road,
Wyboston, MK44 3AB



Offers in excess of: £600,000 Freehold

Great North Road, Wyboston, MK44 3AB

- Detached Character Family Home
- Spacious Accommodation over Three Floors
- South Facing Mature Garden
- Driveway Leading to Double Garage
- Kitchen/Dining Room
- Utility Area & Cloakroom
- Stunning lounge with Inglenook
- Main Bedroom/En Suite & Dressing Area
- Freehold
- Energy Rating - E/44

Fantastic opportunity to purchase this character family home in this popular village of Wyboston, where you can experience village life while enjoying the convenience of proximity to the A1 commuter road, giving access to all major road links. Built in 1860 this family home sits on a generous plot, set over three floors and has unspoiled countryside views to the rear. To the front of the property there is a courtyard front garden and plenty of off-road parking, with access to the double garage. The spacious living room with exposed beams which adds character and charm with the focal point being the beautiful inglenook housing a multi-fuel burner. The dining room offers dual aspect windows which gives great natural light, the kitchen offers built-in appliances including a dishwasher, a full-length Bosch fridge and full-length Bosch freezer, as well as the oversized Rangemaster cooker. There is a utility and cloakroom housing a built-in washer and an oil boiler. The spacious main bedroom with en-suite shower room and a walk-in wardrobe, and views over the garden and countryside

There are two further double bedrooms on the first floor, as well as an impressive four-piece family bathroom fitted with a large jacuzzi bath. On the top floor, you will find two separate rooms that the owners previously utilised as office spaces. It could also serve as a guest bedroom with a study or walk-in wardrobe.

The double garage and driveway, providing ample space for parking. To the back of the garage are two brick-built stores that previously worked as a home gym but could also be utilised as a home office or simply offer more storage space.

Beautifully maintained south-facing garden with brick-built store.

Council Tax Band - D

Bedford Borough Council

DRAFT DETAILS

Accommodation

Living Room 21'3" x 19'5" (6.48m x 5.92m).

Dining Room 13'1" x 12'5" (4m x 3.78m).

Kitchen 14'2" x 8'9" (4.32m x 2.67m).

Utility Room 12'1" x 7'2" (3.68m x 2.18m).

Cloakroom

First Floor Landing

Bedroom One 14'7" x 12'11" (4.45m x 3.94m).

Walk in Wardrobe

En Suite

Bedroom Two 13'4" x 10'3" (4.06m x 3.12m).

Bedroom Three 10'2" x 7'10" (3.1m x 2.4m).

Family Bathroom

Second Floor

Bedroom Four 16'2" x 10'2" (4.93m x 3.1m).

Dressing Room 15'11" x 12'8" (4.85m x 3.86m).

Outside

Enclosed Rear Garden. Double Garage, Brick Stores and Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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