



Lindrick Close, , Great Denham, MK40 4RZ
Offers over £290,000 Freehold



A stunning and rarely available 2 bedroom freehold coach house with a garage and private garden tucked away in this quiet cul de sac in Great Denham. Presented in show home condition, this superb property offers spacious living accommodation throughout including an entrance hall with a door into the garage & stairs leading up to the first floor where you will find a light & airy dual aspect lounge/dining room. An inner hallway leads through to a modern kitchen/breakfast room with plenty of fitted cupboards. There are 2 double bedrooms with fitted wardrobes to the master bedroom and a beautifully presented family bathroom. On the ground floor you have an integral door leading through to a single garage with an understairs storage cupboard. Outside the property boasts a private enclosed South facing garden with a patio seating area, perfect for entertaining, a small front garden and an additional parking space in a courtyard to the rear of the property. Being just a short walk to local shops, schools and the Great Denham Country Park, this superb property would make the ideal home.

Entrance Hall

Lounge/Diner

19'5 x 17'2 (max) (5.92m x 5.23m (max))

Inner Hallway

Kitchen/Breakfast Room

12'2 x 7'11 (3.71m x 2.41m)

Bedroom 1

11'3 x 10' (max) (3.43m x 3.05m (max))

Bedroom 2

10' x 8'5 (3.05m x 2.57m)

Bathroom

Garden

Garage

19'5 x 10'5 (max) (5.92m x 3.18m (max))

Management Charge

Parking Court Yard Management Charge - Approximately £200 per annum

Great Denham
Council Tax: C

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

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Total Area: 70 SqM = 753.5 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | A | A | A |
| B | B | B | B |
| C | C | C | C |
| D | D | D | D |
| E | E | E | E |
| F | F | F | F |
| G | G | G | G |

Energy Efficiency Rating: 78 / 78
Environmental Impact (CO₂) Rating: A / A

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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