



45 Sutherland Lane, Biddenham,
Bedfordshire MK40 4TL

Taylor
Brightwell



A nine year old three bedroom semi detached house with an ensuite shower room situated within this highly desirable development approximately 2 miles from the town centre and mainline railway station and with good access to major road links.

The well planned accommodation includes a large and welcoming reception hall with plenty of built in storage and a cloakroom. There is a separate sitting room to the rear overlooking the garden and a well fitted kitchen/dining room with a comprehensive range of units and integrated appliances. The first floor has a landing with a large airing cupboard and access to the loft, the three well proportioned bedrooms, a large ensuite shower room and the family bathroom.

Outside there is a large block paved driveway providing off road parking for two cars and a 24 ft wide x 25 ft long rear garden laid to lawn and with a useful garden shed.

- * **3 Bedrooms**
- * **Ensuite**
- * **Separate Sitting Room**
- * **Kitchen/Dining Room**
- * **Gas Radiator Heating**
- * **Double Glazing**
- * **Driveway For 2 Cars**
- * **Sought After Location**
- * **Good access to The Station**
- * **Viewing Highly Recommended**

Freehold

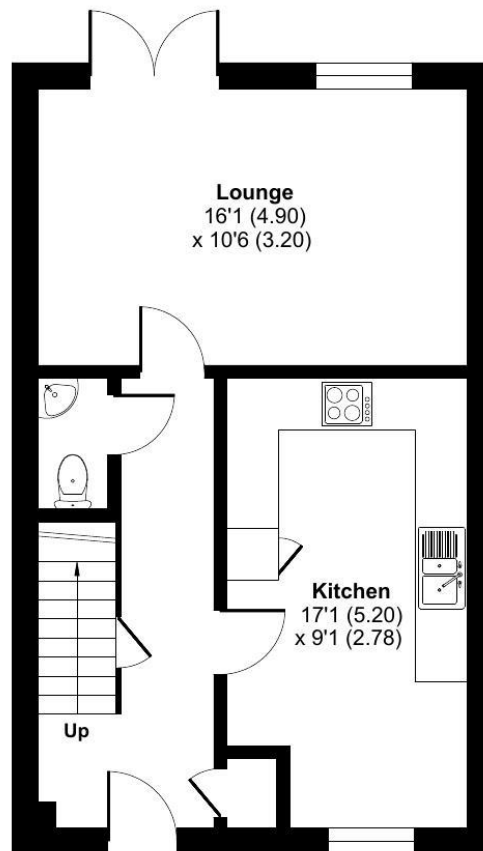


"Hassett House", Hassett Street, Bedford MK40 1HA

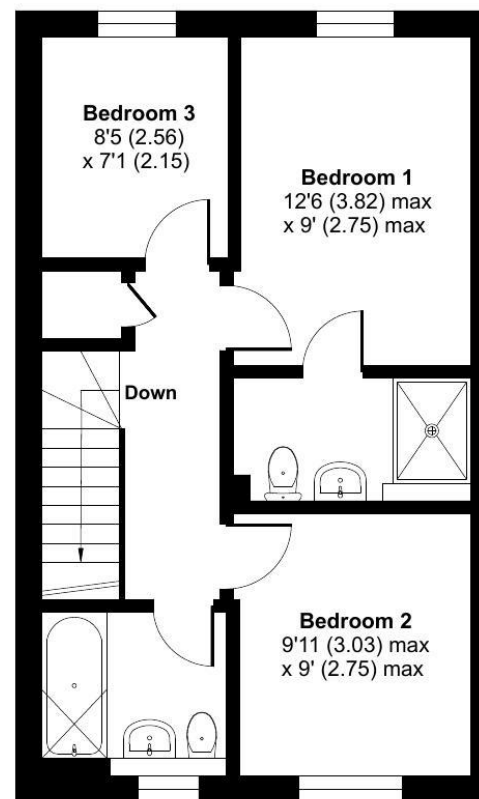
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GROUND FLOOR



FIRST FLOOR



Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Taylor Brightwell. REF: 1537090