



1 Hastings Crescent  
Bedford MK42 0LB

## **1 Hastings Crescent**

A beautifully presented three-bedroom semi-detached family home situated in the ever so popular location.

### **Entrance Hall**

Double glazed door to front aspect. Radiator, laminate flooring and stairs leading to the first-floor landing. Doors to the cloakroom, kitchen/diner and sitting room.

### **Cloakroom**

Radiator, WC, wash hand basin, tiled splashback, laminate flooring and extractor fan.

### **Sitting Room**

Double glazed window to front and side aspect. Double glazed patio doors to the landscaped garden. Radiators.

### **Kitchen / Diner**

Double glazed windows to front and side aspect. Fitted kitchen with upgrades comprising of base and wall mounted units with marble effect work surfaces over. Laminate flooring. Stainless steel 1 1/2 bowl sink drainer, integrated oven, gas hob with cooker hood over, integrated washing machine, dishwasher and fridge freezer. Radiators, enclosed heating boiler in cupboard, further walk in cupboard space. Space for table and chairs.

### **Landing**

Stairs from entrance hall. Double glazed window to rear aspect. Radiator and access to the boarded loft. Doors to all bedrooms, bathroom and access to airing cupboard.

### **Bedroom One**

Double glazed windows to the front and side aspect. Radiators. Bespoke fitted Sharps wardrobes. Door to the ensuite.

### **Ensuite**

Fitted shower cubicle with fitted power shower attachment. WC, wash hand basin with cupboard under, tiled splashback. Extractor fan, fitted spotlights, vinyl flooring and heated towel rail.

**Bedroom Two**

Double glazed window to front aspect and radiator.

**Bedroom Three**

Double glazed window to side aspect and radiator.

**Bathroom**

Double glazed window to rear aspect. Panelled bath with mixer taps and shower over, WC, wash hand basin, tiled splashback. Radiator, fitted spotlights, vinyl flooring and extractor fan.

**Outside****Front Garden**

Pathway with steps up to the front door. Shrub borders. Enclosed by fencing.

**Rear Garden**

Landscaped rear garden. Ideal entertaining with different patio areas. Shrub borders. Side door to the garage. Gated access to the driveway. Fencing and brick wall surround.

**Garage**

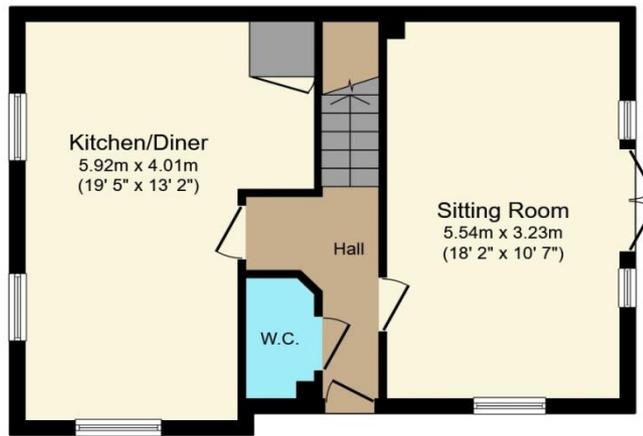
Power, light and up and over door.

**New Cardington** is situated to the south-east of Bedford allowing excellent access to the A421 bypass linking the A1, M1 Milton Keynes and Luton. Local amenities include a Tesco store, fish and chip shop, school and sports and social club. Bedford also offers a mainline train station for the commuter which arrives in St.Pancras station in approximately 40 mins



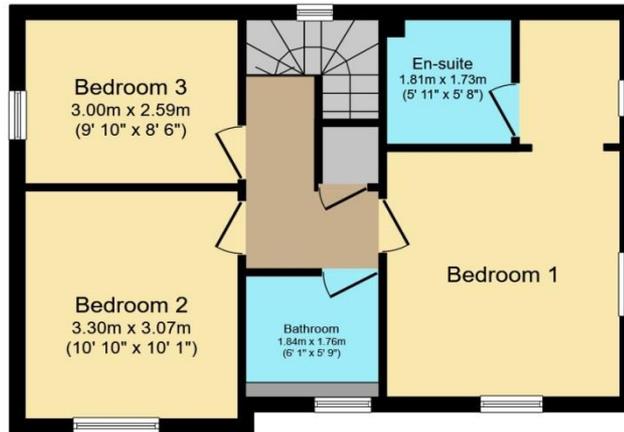






### Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.) approx



### First Floor

Floor area 45.8 sq.m. (493 sq.ft.) approx

Total floor area 91.6 sq.m. (986 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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