

Carlton, Bedfordshire

MICHAEL GRAHAM





A three bedroom detached bungalow on a corner plot with driveway parking, a single garage, an enclosed rear garden, and views overlooking fields at the rear and side, for sale with no upper chain.

16 The Marsh

Carlton, Bedfordshire, MK43 7JU

3 bedrooms

1 reception room

1 bathroom

EPC Rating Band C

The bungalow has been refurbished throughout including a new kitchen, bathroom and complete redecoration. The entrance hall is accessed at the side and has two built-in cupboards and doors to all the kitchen and the sitting/dining room which has a uPVC double glazed door with wing windows to the front garden, and a door to the kitchen. The entrance hall also gives access to the three bedrooms and a refitted fully tiled three piece shower room. The principal bedroom has a door with wing windows to the rear garden, and one of the other bedrooms has built-in wardrobes.

The front has a lawn with hedged borders and mature trees. The block paved driveway provides parking and access to the detached single garage which has an up and over door. The rear garden is principally lawned with flower and shrub borders, mature trees, and a patio area. There are views to the side and rear over open fields.

- Modern detached bungalow
- Three bedrooms; refitted shower room
- Sitting/dining room
- Refitted kitchen
- Gas to radiator heating and double glazing
- Enclosed rear garden
- Driveway parking and detached single garage
- No upper chain

Additional Information

- Mains Water, Electricity, Gas
- The Local Authority is Bedford Borough Council
- The property is in council tax band D

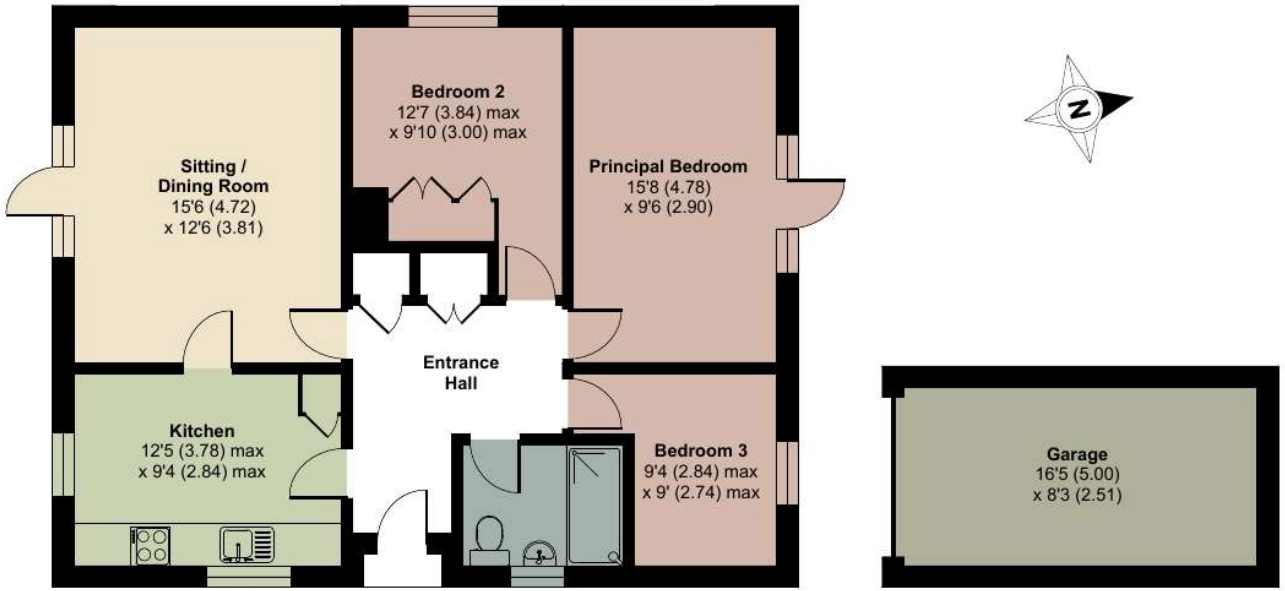
Kitchen
The dual aspect kitchen has been refitted with a range of units with complementary work surfaces incorporating an inset sink and there is also a built-in cupboard. Integrated appliances include an electric oven, an electric hob with an extractor over and there is space and plumbing for a dishwasher and washing machine and space for a tall fridge/freezer.



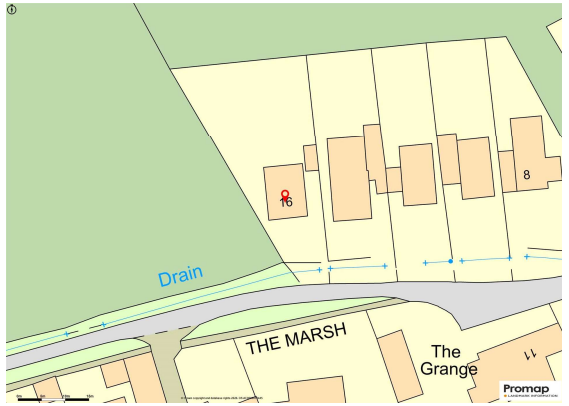




Total = 963 sq ft / 89.4 sq m
Approximate Area = 826 sq ft / 76.7 sq m
Garage = 137 sq ft / 12.7 sq m
For identification only - Not to scale



GROUND FLOOR



Situation and Schooling

Carlton has a church, a village store, two public houses and a lower school which is in the catchment area for Sharnbrook Upper School. There is access to the A6 and A428. Bedford is approximately 8 miles away and has a range of shops, the independent Harpur Trust schools and rail links to London St. Pancras.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1498590

5 miles from A6 (Sharnbrook)

8.3 miles from Bedford station

41 minutes from St Pancras

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