

Love Homes



Town Shott, Clophill, Bedfordshire, MK45 4BN

This well presented three-bedroom home is perfectly situated in a cul-de-sac with the added allure of backing onto allotments and just yards from access to open countryside. The ground floor enjoys a welcoming living room that is complemented by a versatile family room/home office featuring French doors that seamlessly connect to the landscaped rear garden. The heart of the home is the stylish 18ft open plan kitchen/dining room, complete with modern wall and base units with extensive worktops and an integrated dishwasher, electric oven and induction hob. A modern re-fitted downstairs cloakroom and a spacious entrance hall complete this level. Ascending to the first floor reveals a modern family bathroom and three generously proportioned bedrooms each with built-in storage. Outside, the landscaped rear garden offers a delightful retreat featuring a split-level design with an expansive paved patio and a raised lawn area with decking.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



5.0m



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Tenure: Freehold

Council Tax: C

Flitwick & Ampthill 01525 713111



Barton-le-Clay and Luton 01582 882440

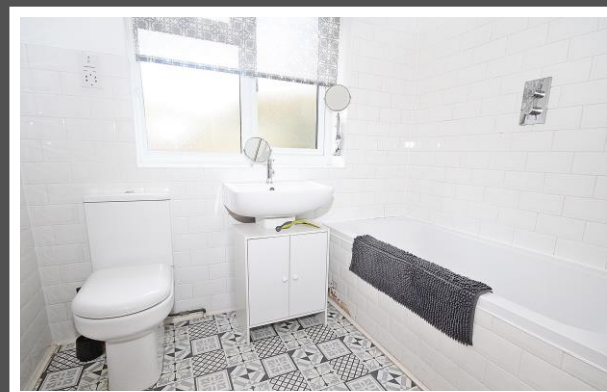


Biggleswade & Sandy 01767 669222

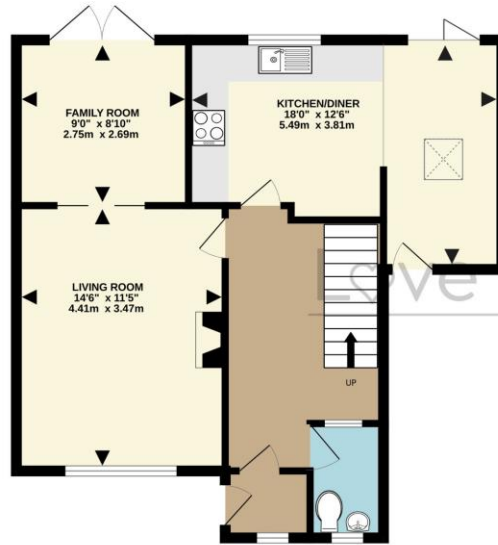




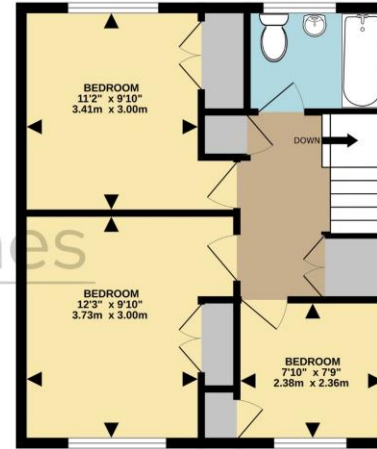
"I love how much light and sun the property gets throughout the day, the lounge is such a bright and airy room which is cosy in the winter and cool in the summer. My favourite room has to be the kitchen which is great for entertaining, especially in Summer when you can swing open the sliding door and entertain on the patio, with the sun lasting until the end of the day. It's a great sun trap! The location is also great with the old church just up the path with sheep and lambs in spring. I will probably miss the area the most as you can take a different route every day for miles, easy access to Chicksands and Maulden woods, ending up at the Stone Jug (dog friendly)".



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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