



Lammas Way, Ampthill, Bedfordshire, MK45 2TR

This spacious home opens with a welcoming entrance hall and offers two large reception rooms—a 17ft lounge and an 18ft family room—both filled with natural light. The modern kitchen features integrated appliances and underfloor heating, with a utility room and additional store. Upstairs includes 4/5 versatile bedrooms, including a master with en-suite and an updated family bathroom. Bedroom 3 offers reconfiguration potential to create a self-contained Bedroom 4. A standout feature is the beautiful south-facing rear garden, perfect for outdoor living.



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

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



2.2m

Tenure: Freehold



5



2

Council Tax: E



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Ampthill, a charming Georgian market town, offers a diverse array of local amenities, including a Waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and upper schools, making it ideal for families.

For those seeking broader shopping and leisure options, the nearby towns of Bedford and Milton Keynes provide extensive facilities. Additionally, Woburn, situated in the heart of the Duke of Bedford's Estate, features a selection of restaurants, shops, and the prestigious Woburn Golf and Country Club, which boasts three championship courses. The area is also well-served by both state and private educational institutions, including the renowned Harpur Trust Schools in Bedford, with a bus service available from Ampthill.

Transport links are excellent, with convenient access to the M1 motorway via junctions 12 and 13.

Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International, taking as little as 40 minutes, with connections to the City and Gatwick Airport.

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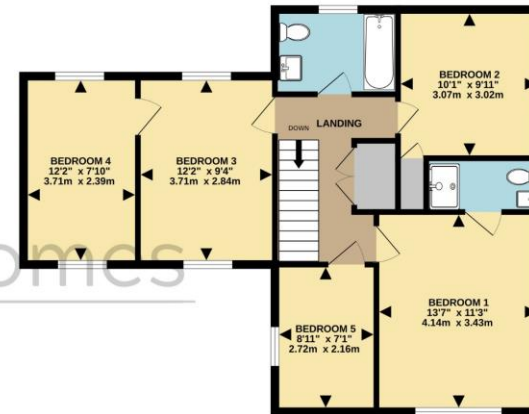




GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1580 sq.ft. (146.8 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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