

Love Homes



7 Nottingham Close, Ampthill, Bedfordshire MK45 2FZ

The home features a welcoming entrance hall leading to a refitted kitchen with integrated appliances and a modern barn-style sliding door. A refitted downstairs W.C. enhances practicality. To the rear, a spacious lounge/diner provides versatile living and entertaining space with direct garden access. Upstairs offers two generous double bedrooms and a well-presented family bathroom. Externally, the beautifully landscaped south/west-facing garden enjoys abundant sunlight, while the front includes a garage for secure parking or storage and an additional allocated parking space.



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.



1.8m



2



1



1

Tenure: Freehold

Council Tax: C



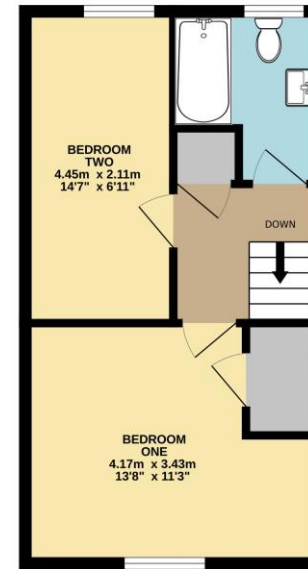
Amphill, Bedfordshire, is a charming historic market town known for its vibrant community and picturesque setting. Steeped in history, it was once home to Amphill Castle, where Catherine of Aragon lived during her separation from Henry VIII. The town boasts a lively centre with independent shops, cafés, and traditional pubs, along with regular markets and local events. Surrounded by beautiful countryside, including Amphill Great Park, it offers excellent opportunities for walking and outdoor leisure. With strong transport links to Bedford, Milton Keynes, and London via nearby Flitwick station, Amphill combines rural charm with modern convenience, making it a highly desirable place to live.



GROUND FLOOR
32.8 sq.m. (353 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.

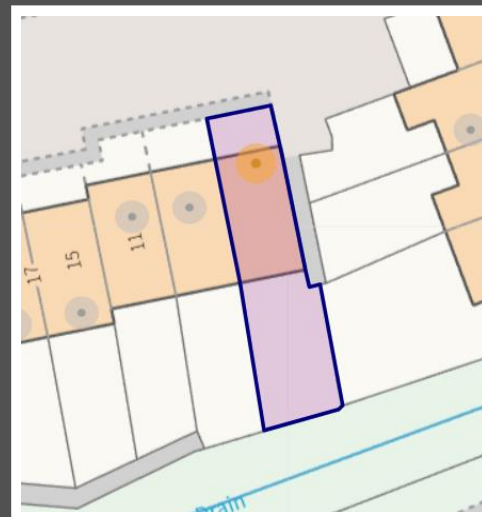


TOTAL FLOOR AREA : 65.6 sq.m. (706 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



Love Homes