

Love Homes



Manor Close, Westoning, Bedfordshire, MK45 5LE

Boasting versatile living space thoughtfully arranged over three floors, this property combines contemporary finishes with practical design. Key features include a stylish modern kitchen with underfloor heating and a superb 20ft home office/studio, making it ideal for modern day living. The ground floor welcomes you with three generous size reception rooms, providing ample space for relaxation and entertaining. The 15'6" living room enjoys a feature fireplace focal point and leads to the 14'6" dining room which overlooks the rear garden. You will find three well-proportioned bedrooms and a contemporary family bathroom. The main top floor bedroom is a true highlight, converted from a loft in 2025 and featuring a dedicated dressing area and a stylish en-suite shower room, offering a private sanctuary.



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.



1.7m



4



3



2

Tenure: Freehold

Council Tax: D



Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting to the esteemed Harpur Trust private schools in Bedford. Nearby Flitwick, Toddington, and Amptill provide additional shopping and leisure options. Larger shopping facilities are available at Milton Keynes which is typically about a 30 minute drive away.

For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached in 20 minutes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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