



11 Lovett Green, Sharpenhoe, Bedford, MK45 4SP

Nova Estate Agents proudly presents an impeccably maintained executive residence nestled in the Village of Sharpenhoe. This characterful five bedroom detached property boasts around 3700sqft. of versatile living space spread over two floors.

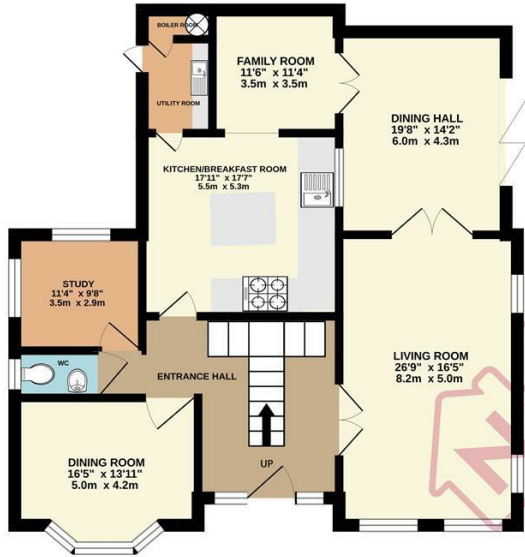
The ground floor welcomes you with a grand entrance and staircase, leading to five distinguished reception rooms to include living room, dining room, family room and dining hall featuring bi-folding doors opening to the rear garden and a private lake. Complementing this luxurious layout, there is a study, utility room, cloakroom and a spacious kitchen/breakfast room.

Ascending to the first floor reveals a master suite with fitted wardrobes and en-suite shower and bathroom, offering views of the private lake. The second bedroom also comes with fitted wardrobes and en-suite, while three additional bedrooms boast fitted wardrobes. The first floor is further enhanced by a family bathroom and a generously sized mezzanine landing.

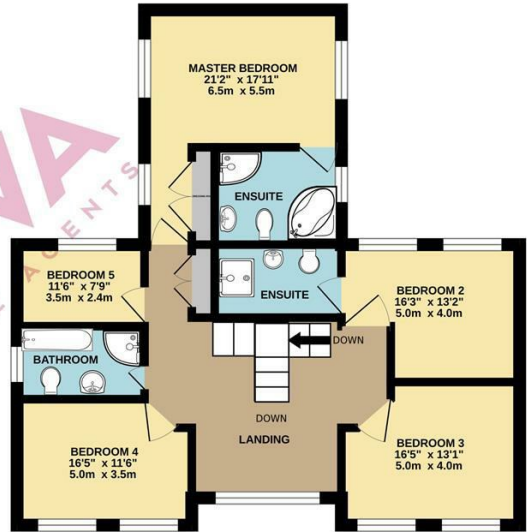
- Nova Estate Agents
- Unique Detached Residence
- Private Lake Access
- 5 Bedrooms
- 5 Reception Rooms
- Double Garage and Large Drive
- Private Cul-De-Sac
- Chain Free

£1,250,000

GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	