



**Connells**

Toad Cottage Melchbourne Road  
Knotting Bedford



### Property Description

'TOAD COTTAGE' This cottage has the best of both worlds in our valuer's opinion... character with a modern twist. Toad Cottage has been extended & greatly improved throughout by the current owner. With views over fields to both the front and rear aspects Knotting really is an idyllic location!

### Entrance Hall

Double glazed door to front elevation and tiled floor.

### Lounge

14' 4" x 10' 10" (4.37m x 3.30m)

Double glazed windows to front and side elevations, multi fuel burning stove and stairs rising to first floor landing.

### Kitchen Area

14' 4" x 10' 1" (4.37m x 3.07m)

Fitted with a range of wall and base units with work surfaces over, Belfast sink and tiling to water sensitive areas. Space for range style cooker with cooker hood over and space for dishwasher and washing machine.

### Family Room Area

16' 9" x 14' 6" (5.11m x 4.42m)

Feature sky light and bi-folding doors leading on to rear garden.

## First Floor Landing

Doors to bathroom and both bedrooms.

## Bedroom One

12' 6" Max x 11' Max (3.81m Max x 3.35m Max)

Double glazed window to front elevation, built in storage cupboard and radiator.

## Bedroom Two

11' 1" x 7' 6" (3.38m x 2.29m)

Double glazed window to rear elevation, loft access and radiator.

## Bathroom

Double glazed windows to rear elevation. Claw foot, roll top bath with hand held shower attachment and mixer tap, low level wc and wash hand basin with tiling to water sensitive areas.

## To The Rear

Decking and lawn areas with several ponds, a selection of shrubs and trees, timber fence surround and gates to gravelled driveway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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