



Mount Sorrel, 36 Cleat Hill, Ravensden, Bedford MK41 8AN





Mount Sorrel  
36 Cleat Hill  
Ravensden  
Bedford  
MK41 8AN

OIEO £600,000

Detached property on a large  
plot in a prominent location....

Entrance hall

Cloakroom

Living room

Dining room

Kitchen

Master bedroom with dressing room

Two further bedrooms

Shower room

Separate WC

Two garages

Generous plot

Freehold

- Council Tax Band E
- Energy Efficiency Rating C





## Located in a premier position on the Bedford/Ravensden border...



This is an excellent opportunity to acquire an established three-bedroom detached home sitting on a plot of some 0.25 acres, subject to survey.

This property is offered in very clean and tidy condition and has been well cared for by the current owner, however that fails to highlight what tremendous scope there is to develop this property in to one that is much larger and more in tune with its location and plot size. Subject of course to any relevant planning approvals.

The enclosed entrance porch provides access in to the entrance hall and at the same time access through to the smaller of the two garages that comes with the property.

The spacious entrance hall has doors off

leading to the cloakroom, living room, dining room and kitchen. Stairs rise to the first floor from here too.

The kitchen overlooks the rear garden and has a lobby off with a door to the exterior and also a cupboard housing the gas fired boiler that was replaced in July 2015.

On the first floor the main bedroom also has a dressing room and the two smaller bedrooms are both capable of taking a double bed.

In addition there is a shower room and an adjacent separate WC.

Further benefits include gas fired central heating, PVCu double glazing and cavity wall insulation.

On the exterior there is ample parking on the gravel drive, established hedging bordering a generous frontage and the second of the two garages that is detached and has the benefit of a workshop and store integrated in to the building.



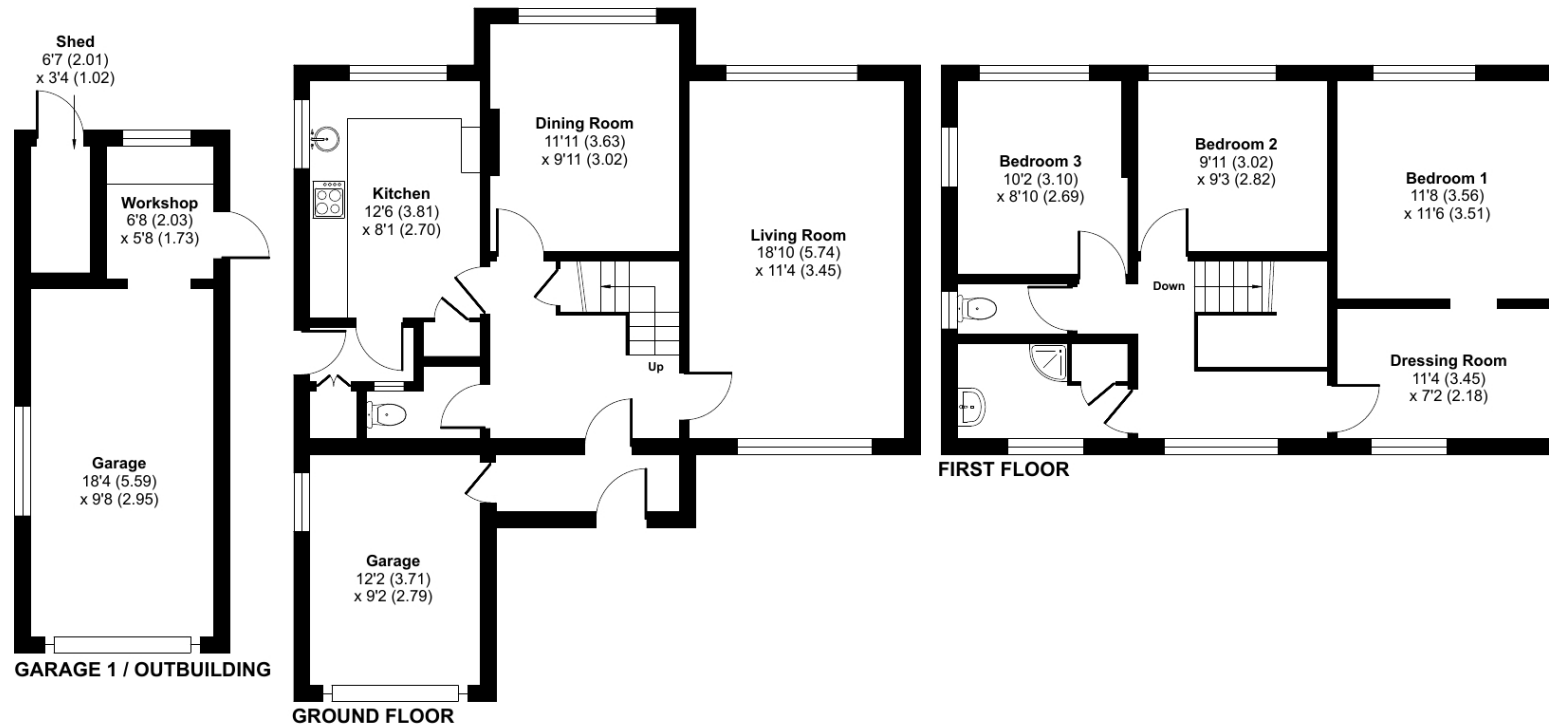
# Cleat Hill, Bedford, MK41

Approximate Area = 1247 sq ft / 115.8 sq m (excludes garages)

Outbuilding = 21 sq ft / 1.9 sq m

Total = 1268 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1111399



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